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Document 2006 2047


Book 2006 Page 2047 Type 03 001 Pages 1
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 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$247.20
 Rev Stamp# 219 DOV# 213

MICHELLE UTSLER, COUNTY RECORDER
 MADISON IOWA

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - January 2006
 Jerrold B. Oliver ISBA # 04132
 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
 Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
 Address Tax Statement: Gordon Bixby and Carla Kay Bixby, 2495 Willowbend Trail, St. Charles, IA 50240

 \$ 155,000
WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred fifty five thousand _____ Dollar(s) and other valuable consideration,
 Henry R. Putney, III and Rachelle R. Putney, Husband and Wife

do hereby Convey to
 Gordon Bixby and Carla Kay Bixby

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
 _____ Madison _____ County, Iowa:

Parcel "E" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.05 acres more or less, as shown in Plat of Survey filed in Book 2006, Page 253 on January 18, 2006, in the Office of the Recorder of Madison County, Iowa, except that part thereof used for road purposes.


Grantors do hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 15, 2006
[Signature] (Grantor) *[Signature]* (Grantor)
 Henry R. Putney, III Rachelle R. Putney
 _____ (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged on May 15, 2006 by Henry R. Putney, III and Rachelle R. Putney

 **TRENA WALKER**
 Commission Number 717937
 My Commission Expires 8-13-08

[Signature]
 _____, Notary Public

(This form of acknowledgment for individual grantor(s) only)