

Book 2006 Page 2930 Type 03 001 Pages 1
Date 7/17/2006 Time 2:52 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$495.20
Rev Stamp# 318 DOV# 310

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 22 DAY OF July, 2006
[Signature]
COUNTY AUDITOR

COMPUTER
RECORDED
COMPALED

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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: Nancy C. Ferguson and James J. Ferguson, 3174 220th, St. Charles, IA 50240



\$310,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of Three hundred ten thousand Dollar(s) and other valuable consideration,
Aleta Etheridge, a Single Person

do hereby Convey to
Nancy C. Ferguson and James J. Ferguson

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

Lots One (1) and Two (2) in Wood Ridge Rural Subdivision, located in the East Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. EXCEPTING therefrom a part of said Lot Two (2) containing 1.616 acres, as shown in Plat of Survey filed in Book 2005, Page 6173 on December 29, 2005, in the Office of the Recorder of Madison County, Iowa



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: 6/13/06

Aleta Etheridge (Grantor) _____ (Grantor)

(Grantor) _____ (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me this 6/13/06 by JENNIFER STOVER by Aleta Etheridge

JENNIFER STOVER
Commission No. 729109
My Commission Exp. 7/23/07

[Signature]
Notary Public

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