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Document 2006 2409

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Date 6/12/2006 Time 1:02 PM
Rec Amt \$12 00 Aud Amt \$5 00
Rev Transfer Tax \$234 40
Rev Stamp# 263 DOV# 254
MICHELLE UTSLER - COUNTY RECORDER
MADISON IOWA

C	<input checked="" type="checkbox"/>
A	<input checked="" type="checkbox"/>
C	<input checked="" type="checkbox"/>

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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: Jonni Jo Holtry and Fona Kay Holtry, 2813 235th St., St. Charles, IA 50240		
 146,900.00 WARRANTY DEED - JOINT TENANCY		
For the consideration of One hundred forty-six thousand nine hundred Dollar(s) and other valuable consideration, Larry D. Poore and Linda Poore, Husband and Wife		
do hereby Convey to Jonni Jo Holtry and Fona Kay Holtry <u>Husband and Wife</u>		
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:		
See 1 in Addendum		
<p>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.</p> <p>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.</p>		
<u>[Signature]</u> Larry D. Poore (Grantor)	Dated: <u>5/19/06</u> <u>[Signature]</u> Linda Poore (Grantor)	
(Grantor)	(Grantor)	
STATE OF IOWA COUNTY OF MADISON		
This instrument was acknowledged before me on <u>5-19-06</u> by Larry D. Poore and Linda Poore		
 (This provides acknowledgment for the undersigned grantor(s) only)		<u>[Signature]</u> Notary Public

Addendum

1. A tract of land described as follows:

Commencing at a point 1308.5 feet North of the Southeast corner of said North Half ($\frac{1}{2}$) of the Fractional Southwest Quarter ($\frac{1}{4}$), said point being the center of said Section Seven (7); thence continuing North 378.6 feet, thence North $89^{\circ}58'$ West 368.6 feet, thence South $02^{\circ}14'$ East 403.8 feet to the South line of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Seven (7), thence North $86^{\circ}00'$ East 353.8 feet along said South line to the point of beginning, containing 3.2408 acres including 0.2868 acres of county road right-of-way, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

