




MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 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: Dustin C. Wearmouth & Pamela S. Wearmouth, 303 W Council Dr., Winterset, IA 50240		
	\$ 134,500.00	WARRANTY DEED - JOINT TENANCY
For the consideration of One hundred thirty-four thousand five hundred _____ Dollar(s) and other valuable consideration, <u>Beth A. Gray, a Single Person</u>		
do hereby Convey to <u>Dustin C. Wearmouth and Pamela S. Wearmouth</u>		
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in <u>Madison</u> County, Iowa:		
<u>Lots One (1) and Two (2) of Austin's Addition to the Town of St. Charles, Madison County, Iowa</u>		
		
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: <u>August 24, 2006</u>
<u>Beth A. Gray</u> Beth A. Gray (Grantor)		(Grantor)
STATE OF <u>IOWA</u> COUNTY OF <u>MADISON</u>		
This instrument was acknowledged before me on <u>August 24 2006</u> by <u>Beth A. Gray, a Single Person</u>		
		<u>Connie Harvey</u> Notary Public
(This form of acknowledgment for individual grantor(s) only)		