

Book 2006 Page 3045 Type 03 001 Pages 1  
Date 7/25/2006 Time 4:03 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$191.20  
Rev Stamp# 338 DOV# 327

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 25 DAY OF July  
2006 Lawrence C Watts  
AUCTIONEER  
DEPUTY AUCTIONEER

COMPUTER   
RECORDED   
COMPARED

©THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - 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, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Preparer Information: Jerrold B. Oliver, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Mandy Wagner, 321 West Filmore, Winterset, IA 50273



### WARRANTY DEED

For the consideration of One Hundred Twenty Thousand---(\$120,000.00)--- Dollar(s) and other valuable consideration,  
Merritt D. Woodley and Phyllis Woodley, Husband and Wife,

do hereby Convey to  
Mandy Wagner

the following described real estate in Madison County, Iowa:

Lot Five (5) and the West Twelve (12) feet of Lot Six (6) in Block Seven (7) of Pitzer & Knight's Addition to the Town of Winterset, 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: 7-15-06

Merritt D. Woodley  
Merritt D. Woodley (Grantor)

Phyllis Woodley  
Phyllis Woodley (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on July 15, 2006 by Merritt D. Woodley and Phyllis Woodley,  
Husband and Wife,

Lawrence C Watts

Notary Public

**Lawrence C Watts**  
**Notarial Seal - Iowa**  
**Commission No. 702488**  
**My Commission Expires 3/29/09**

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