Document 2006 3950

Book 2006 Page 3950 Type 03 001 Pages 2 Date 9/27/2006 Time 8:04 AM Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER MADISON IOWA



WARRANTY DEED

(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
TOTRICIAL Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Billy R. Austin and Robyn A. Austin St. Charles, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver / PO BOX 230 Winterset, IA 50273

Grantors:

Jerry D. Austin Carolyn H. Austin **Grantees:**

Billy R. Austin Robyn A. Austin

Legal description: See Page 2 1117

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

Dollar(s) and other valuable consideration, Jerry D. Austin and Carolyn H. Austin, Husband and Wife do hereby Convey to Billy R. Austin and Robyn A. Austin as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following describe real estate in	Cist ^w	
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A tract of land directly South of List One (1) and Two (2) in half Block Three (3) of Souders Addition to St. Charles. Madison County, lowa, eight rods wide East and West running South to the South line of the Southwest Quarter (3) of Souders (3) of Stetion Twenty-four (3) in Township Seventy-dive (75) North Religie Twenty-wide (3) of Stetion Twenty-four (3) in Township Seventy-dive (75) North Religie Twenty-wide (36) West the 5th P.M. The consideration for this deed is less than \$500.00. Therefore no Declaration of Value or Groud Water Statement is required. 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. TATE OF 10WA Date 1/2 3 200 b Very D. Austin and Carolyn H. Austin Carolyn H. Austin (Grantor) Words and phrases acknowledged before me on the plantage of the context. Outhor OF MADISON In its igstrument was acknowledged before me on the plantage of the context. Carolyn H. Austin (Grantor) Seging update of the plantage of the plantage of the context. Carolyn H. Austin (Grantor)		
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