

Document 2006 3950

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input type="checkbox"/>
COMPAED	<input type="checkbox"/>



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 100
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

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One
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 described
real estate in Madison County, Iowa:

A tract of land directly South of Lots One (1) and Two (2) in half Block Three (3) of Souders Addition to St. Charles,
Madison County, Iowa, eight rods wide East and West running South to the South line of the Southwest Quarter (1/4) of the
Northwest Quarter (1/4) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-six (26) West of
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.

STATE OF IOWA
COUNTY OF MADISON

Dated: 9/13/2006

This instrument was acknowledged before me on
September 13, 2006
by Jerry D. Austin and Carolyn H. Austin

Jerry D Austin
Jerry D. Austin (Grantor)

Carolyn H. Austin
Carolyn H. Austin (Grantor)

Diane M. Daniels
Notary Public



(Grantor)

(Grantor)

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