

Document 2006 4783

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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|----------|-------------------------------------|
| COMPUTER | <input checked="" type="checkbox"/> |
| RECORDED | <input checked="" type="checkbox"/> |
| COMPALED | <input checked="" type="checkbox"/> |

Jerrold B. Oliver ISBA # 04132

✓ **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

**Taxpayer Information:** Joseph W. Johll and Gail A. Johll, 1702 Earlham Rd., Winterset, IA 50273

### WARRANTY DEED - JOINT TENANCY

For the consideration of Two hundred eighty thousand Dollar(s) and other valuable consideration, Albert Charles Fagen and Melissa A. Smith-Fagen, Husband and Wife do hereby convey to Joseph W. Johll and Gail A. Johll as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Two (2) of the Amended Plat of Ponderosa Ranch Subdivision, a part of Parcel "E" in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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: 11-13-06

Albert Fagen  
Albert Charles Fagen (Grantor)

Melissa Smith-Fagen  
Melissa A. Smith-Fagen (Grantor)

STATE OF NEW MEXICO, COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/13/06  
by Albert Charles Fagen and Melissa A. Smith-Fagen.

Robert Berger

, Notary Public

