

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: Jarrod A. Sheets and Jerah Z. Gallinger, 1999 Heritage Ave., Winterset, IA 50273		



WARRANTY DEED - JOINT TENANCY

For the consideration of Two hundred thirty-two thousand Dollar(s) and other valuable consideration,
Bryan D. McDonald and Deborah S. McDonald, Husband and Wife

do hereby Convey to
Jarrod A. Sheets and Jerah Z. Gallinger

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Parcel "C" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, containing 9.052 acres, as shown in Plat of Survey filed in Book 2002, Page 3542 on July 22, 2002, in the Office of the Recorder of 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: 10-26-06

<u>Bryan D. McDonald</u> (Grantor)	<u>Deborah S. McDonald</u> (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on OCTOBER 26, 2006, by Bryan D. McDonald and Deborah S. McDonald, Husband and Wife

Notary Public



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