

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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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: Patrick A. Diggins and Carmen A. Diggins, 12 Adams Farm Rd., Katonah, NY 10536



WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy-five thousand Dollar(s) and other valuable consideration,
James M. Keys and Sarah A. Smith Keys f/k/ Sarah A. Smith, Husband and Wife

do hereby Convey to
Patrick A. Diggins and Carmen A. Diggins

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

See 1 in Addendum

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: Nov 29, 2006

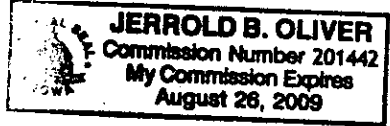
James M. Keys (Grantor)

Sarah A. Smith Keys (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on Nov 29, 2006 by James M. Keys and Sarah A. Smith Keys f/k/ Sarah A. Smith, Husband and Wife

Notary Public



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

Addendum

1. Lot Eleven (11) of Prairie Ridge Estates located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty (20) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in book 2002, Page 2126 of the Madison County Recorder's Office,