

Document 2007 311

Book 2007 Page 311 Type 03 001 Pages 1

Date 1/23/2007 Time 10:33 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$46.40

Rev Stamp# 27 DOV# 29

LISA SMITH, COUNTY RECORDER


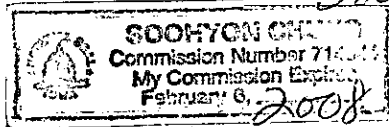
MADISON IOWA

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - 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: James C. Eller, 304 W Court, Winterset, IA 50273			
 WARRANTY DEED			
For the consideration of <u>Twenty-nine thousand two hundred fifty</u> Dollar(s) and other valuable consideration, <u>Dorothy Weese, a Single Person</u>			
do hereby Convey to <u>James C. Eller</u>			
the following described real estate in <u>Madison</u> County, Iowa: <u>Lot Two (2) in Block Three (3) of North Addition to the Town of Winterset, Madison County, Iowa.</u>			
<p>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.</p>			
Dorothy Weese		Dated: <u>Jan. 20, 2007</u>	
By: <u>Evelyn M. Schirm</u>			
Evelyn M. Schirm, Attorney-in-Fact (Grantor)		(Grantor)	
STATE OF <u>Iowa</u> COUNTY OF <u>Madison</u>			
This instrument was acknowledged before me on <u>January 20, 2007</u> by <u>Evelyn M. Schirm, Attorney-in-Fact</u> for Dorothy Weese			
		 Notary Public	
(This form of acknowledgment for individual grantor(s) only)			