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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: Brett Porter, 310 E Lane, Winterset, IA 50273



\$39,000.00

WARRANTY DEED

For the consideration of Thirty-nine thousand Dollar(s) and other valuable consideration,
James C. Eller, Single

do hereby Convey to
Brett Porter, Single

the following described real estate in Madison County, Iowa:
Lot Two (2) in Block Three (3) of North Addition to the Town of Winterset, 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: 1-8-07

James C. Eller
James C. Eller (Grantor) _____ (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on Feb. 8, 2007, by James C. Eller, Single

Gina M. Hackett
Notary Public

