

INDY ✓  
ANNC  
SCAN  
CHEK

©THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

G. Stephen Walters ISBA # 05813

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return Document to: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Preparer Information: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Tim A. Karas, 65 West Filmore, Winterset, IA 50273



\$ 110,000

### WARRANTY DEED - JOINT TENANCY

For the consideration of \$110,000.00 Dollar(s) and other valuable consideration,  
Tami McCants and Clarence Eddis, Wife and Husband

do hereby Convey to  
Tim A. Karas and Holly S. Karas, Husband and Wife

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

Lot Four (4) in Block Eight (8) of the Original Town of Wintersei, 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: 2/21/07

Tami McCants  
Tami McCants

(Grantor)

Clarence Eddis  
Clarence Eddis

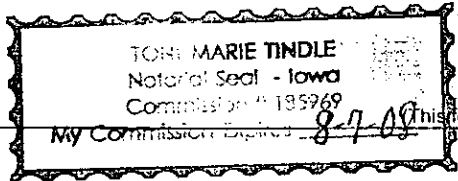
(Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on February 21 07 by Tami McCants & Clarence Eddis, Wife & Husband

Toni Marie Tindle

, Notary Public



This form of acknowledgment for individual grantor(s) only