

Book 2007 Page 2342 Type 03 001 Pages 2
Date 6/07/2007 Time 3:57 PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$253.60
Rev Stamp# 228 DOV# 235
LISA SMITH, COUNTY RECORDER
MADISON IOWA

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER.
Return To: <u>Steven Maxwell, Jr., 2196 Terrace Ave, Winterset, IA 50273</u>	
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>	
Taxpayer: <u>Steven Maxwell, Jr., 2196 Terrace Ave, Winterset, IA 50273</u>	



\$159,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred fifty-nine thousand Dollar(s) and other valuable consideration, James D. Tracy and Gloria J. Tracy, Husband and Wife

do hereby Convey to Steven Maxwell, Jr. and Courtney S. Maxwell

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

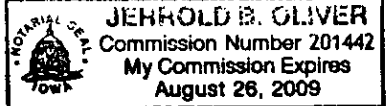
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

[Signature]
James D. Tracy (Grantor)

Dated: 6/6/07
[Signature]
Gloria J. Tracy (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 6, 2007, by James D. Tracy and Gloria J. Tracy, Husband and Wife

[Signature]
Notary Public



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

Addendum



1. The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16) and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Nine (9) all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa