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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: Steve C. Maxwell and Carmen C. Maxwell, 2196 Terrace Ave., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Steve C. Maxwell and Carmen C. Maxwell, 2196 Terrace Ave., Winterset, IA 50273



\$102,000.00

### WARRANTY DEED - JOINT TENANCY

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

do hereby convey to Steve C. Maxwell and Carmen C. 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

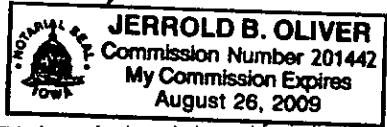
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

James D. Tracy  
James D. Tracy (Grantor)

Dated: 6/6/07  
Gloria J. Tracy  
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

Jerrold B. Oliver  
Notary Public



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

## Addendum

1. The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Nine (9) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" containing 5.07 acres, as shown in Plat of Survey filed in Book 2004, Page 3351 on July 19, 2004 in the Office of the Recorder of Madison County, Iowa

