

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: Covered Bridge Realty, 107 W Court Ave., Winterset, IA 50273

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

Taxpayer: Phillip J. Zacharias and Stacy N. Zacharias, 605 E Buchanan, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty-six thousand five hundred Dollar(s) and other valuable consideration, Ethel I. McVay, Single

do hereby

Convey to Phillip J. Zacharias and Stacy N. Zacharias

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa:

Lot Five (5) in Block Four (4) Danforth's Addition to the City 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: May 18, 2007

Ethel I. McVay  
Ethel I. McVay (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 18, 2007, by Ethel I. McVay, Single

Toni Marie Tindle  
, Notary Public

