

Document 2007 3034

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX
ANNO
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CHEK



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Estel and Juanita Welch
P.O. Box 122
Macksburg, Iowa 50155

Return Document To: (Name and complete address)

✓ John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

Mary Anne Porter

Grantees:

Estel Welch
Juanita Welch

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Ninety Seven Thousand and 00/100ths-----(\$97,000.00)
Dollar(s) and other valuable consideration,
MARY ANNE PORTER, a single person,

do hereby Convey to
ESTEL WELCH and JUANITA WELCH, 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:

The South 66 feet of the West Half (1/2) of Block Nineteen (19) of Pitzer & Knight's 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.

STATE OF IOWA
COUNTY OF MADISON

Dated: August 3, 2007

This instrument was acknowledged before me on
August 3, 2007
by Linda Sue Dillinger as Power of Attorney of
Mary Anne Porter

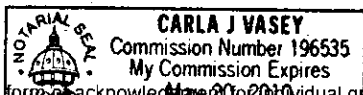
Linda Sue Dillinger
Linda Sue Dillinger as attorney in fact (Grantor)
for Mary Anne Porter under Power of
Attorney dated February 13, 2006.

(Grantor)

(Grantor)

(Grantor)

Carla J. Vasey
Notary Public



(This form is acknowledged by individual grantor(s) only)