

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: Lynn T. Yates and Jennifer A. Yates, 1105 Lyle Murphy Drive, Carlisle, IA 50047

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

Taxpayer: Lynn T. Yates and Jennifer A. Yates, 1105 Lyle Murphy Drive, Carlisle, IA 50047



\$86,000.00

### WARRANTY DEED - JOINT TENANCY

For the consideration of \$86,000.00 Dollar(s) and other valuable consideration,  
James C. Eller, Single

do hereby

Convey to Lynn T. Yates and Jennifer A. Yates

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.

Dated: 11/27/07

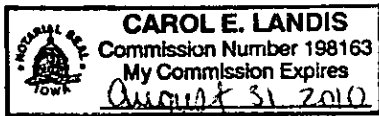
James C. Eller  
James C. Eller

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 11/27/07, by James C. Eller, Single



Carol E Landis  
Notary Public

## Addendum

1. Parcel "I" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, containing 35.80 acres, as shown in Plat of Survey filed in Book 2006, Page 2551 on June 21, 2006, in the Office of the Recorder of Madison County, Iowa,

