

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Lewis H. Jordan ISBA # 02714

ORIGINAL

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID
\$ 213.60
Michelle Utsler
RECORDER
11-4-98 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
STATE \$ 1.00

FILED NO. 1892
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COMPUTER
RECORDED
COMPALED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer information: Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Thirty-four Thousand (\$134,000.00)
Dollar(s) and other valuable consideration,
Walter Witchie and Kathleen Sanford, Husband and Wife,

do hereby Convey to
Eric Koehler and Sharon K. Koehler,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in MADISON County, Iowa:

**The North Half (N 1/2) of Lots One (1) and Two (2) in Block Four (4) of A.B. Shriver'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

Dated: October 22, 1998

ss:

MADISON COUNTY,

On this 26 day of October,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared
Walter Witchie and Kathleen Sanford

Walter Witchie (Grantor)

Kathleen Sanford (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Larry D. Watts
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual)

