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FILED NO. **3263**

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99 FEB 10 AM 11:38

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information

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

Individual's Name

Street Address

City

Phone



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of NINETY-FIVE THOUSAND FIVE HUNDRED  
Dollar(s) and other valuable consideration,  
JERRY MITCHELL and BRENDA MITCHELL, Husband and Wife,

do hereby Convey to  
T. L. SHARRATT and LYNDSEY SHARRATT,

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 (1/2) except the East 119 39 feet of Out Lot Nine (9) of Loughridge & Cassiday'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.

STATE OF IOWA Dated: 2-3-99

MADISON COUNTY, SS:

On this 3<sup>rd</sup> day of Feb 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry Mitchell (Grantor)

Brenda Mitchell (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. (Grantor)

Robert C. Duff (Grantor)  
Notary Public

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

