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FILED NO. 000278
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REC \$ 5.00
AND \$ 5.00
L.A.P. \$ 1.00

99 JUL 19 PM 3: 20

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 462-4912

Preparer Information

JOHN E. CASPER
Individual's Name

223 E. COURT AVENUE
Street Address

WINTERSSET
City

Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTY-FIVE THOUSAND AND NO/100 (\$85,000.00)
Dollar(s) and other valuable consideration,
BRYAN L. ROBERTS and MARY JANE ROBERTS, husband and wife,

do hereby Convey to
JAMES T. COADY and MARILYN COADY, 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:

Lot Eighteen (18) of Northwest Development - Plat 1, 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: JULY 16, 1999

MADISON COUNTY, ss:

On this 16 day of JULY, 19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared BRYAN L. ROBERTS (Grantor)

MARY JANE ROBERTS (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)

Carol Landis
Notary Public _____ (Grantor)

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

