

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 231.40  
Michelle Utzler  
RECORDER  
2-2-98 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

FILED NO 2804  
BOOK 138 PAGE 443  
98 FEB -2 PH 12: 58

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B Oliver P O Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of \_\_\_\_\_ ONE HUNDRED FORTY-SIX Thousand  
Dollar(s) and other valuable consideration,  
TRICIA A COCHRAN, Single

do hereby Convey to  
JOHN A TYMESON and JODI S TYMESON,

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 545 5 feet of the following described tract of real estate, to-wit The West 49 33 Acres of the West Fractional  
Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-one (31), in Township Seventy-seven (77) North, Range  
Twenty-seven (27) West of the 5th P M, Madison County, Iowa, except the North 595 feet thereof and except that part  
thereof lying north and west of the public highway which runs along the Northwest part thereof and being known as U S  
Highway #169



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, ss  
MADISON COUNTY,

Dated 1/31/98

On this 31 day of January,  
1998, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Tricia A Cochran

Tricia A. Cochran  
Tricia A Cochran (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)

Patrick F. Cochran  
Notary Public

\_\_\_\_\_  
(Grantor)

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

\_\_\_\_\_  
(Grantor)