

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

G. Stephen Walters ISBA # 05813

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

REC \$ 10<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

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COMPARED

Preparer information G. Stephen Walters, P O Box 230, Winterset, Iowa 50273, (515) 462-3731  
Individual's Name Street Address City

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of a gift without actual consideration  
Dollar(s) and other valuable consideration,  
Velma L. Weeks, an unmarried person

do hereby Convey to  
Steven R. Weeks and Patricia J. Weeks, 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:

The North Half (1/2) of the Southwest Quarter (1/4) and all that part of the Southwest  
Quarter (1/4) of the Southwest Quarter (1/4) lying and being North and East of a straight  
line drawn from the Northwest corner of said 40-acre tract to the Southeast corner  
thereof, except that part thereof lying South and East of the center of Clanton Creek,  
in Section Nine (9) in Township Seventy-four (74) North, Range Twenty-eight (28) West  
of the 5th P.M., Madison County, Iowa, except the portion thereof described on the  
attached and incorporated Warranty deed from Velma L. Weeks to Larry B. Zeutenhorst  
and Karla J. Zeutenhorst. This Warranty Deed also includes an easement over, under  
and across the real estate described on the attached and incorporated Warranty Deed  
for a well and driveway located on the said real estate. Velma L. Weeks is not selling  
the real property covered by this Warranty Deed to Steven R. Weeks and Patricia J. Weeks,  
but is gifting it.

This is a parent to child gift without actual consideration.

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: December 9, 1998

MADISON COUNTY, SS:

On this 9th day of December,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Velma L. Weeks

Velma L. Weeks  
Velma L. Weeks (Grantor)

(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)

George J. Bown

Notary Public

(Grantor)

(This form of acknowledgment is recommended for individual grantors only)

