

REC \$5.00
AUD \$5.00
R.M.F. \$6.00
RECORDED ✓
COMPARED ✓

REAL ESTATE TRANSFER
TAX PAID 24
STAMP
\$ 63.20
RECORDED
5-14-96
DATE COUNTY

FILED NO. 3542
BOOK 61 PAGE 199
96 JUN 14 PM 1:38
MICHELLE UTSLET
RECORDER
MADISON COUNTY, IOWA
(515) 462-3731

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 THIRTY-NINE THOUSAND NINE HUNDRED---(\$39,900.00)
Dollar(s) and other valuable consideration,
PHILIP V. ANTHONY and MISTY L. ANTHONY, Husband and Wife
a/k/a Misty Luciana Anthony f/k/a Misty L. Strand
do hereby Convey to
JEFFERY B. WELLS and DIANA L. WELLS
a/k/a Misty Luciana Strand

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

Lots Five (5) and Six (6) in Block One (1) of Guiberson'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
MADISON COUNTY, ss:

Dated: June 10, 1996

On this 10 day of June
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Philip V. Anthony and
Misty L. Anthony, a/k/a Misty Luciana
Anthony f/k/a Misty L. Strand a/k/a
Misty Luciana Strand
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.

Philip V. Anthony (Grantor)

Misty L. Anthony (Grantor)
a/k/a Misty Luciana Anthony f/k/a
Misty L. Strand a/k/a Misty Luciana
Strand (Grantor)

George J. Bown

GEORGE J. BOWN Notary Public
(This block of acknowledgment expires individual grantor(s) only)
10-21-98

DEED RECORD 61 199