

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 14104 B. Kip Shelby  
Darling & Darling

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

COMPUTER   
RECORDED   
COMPARED   
FEE \$ 5.00  
P.F.S. \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 25  
STAMP  
\$ 98.40  
RECORDED  
DATE 5-12-97 COUNTY

FILED NO. 3165  
BOOK 137 PAGE 534  
97 MAY 12 PM 3:53  
MICHELLE UTSLEIP  
RECORDER  
MADISON COUNTY, IOWA  
515/462-2442

Preparer Information B. Kip Shelby 53 Jefferson St. Winterset 515/462-2442  
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Sixty Two Thousand and No/100-----(\$62,000)  
Dollar(s) and other valuable consideration,  
Stephen J. Chandler and V. Charlene Chandler, Husband and Wife,

do hereby Convey to  
Charles Wayne Allen and Jo Ann Allen, 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:

A parcel of land described as commencing at the Southeast corner of  
Section Thirty-five (35), in Township Seventy-six (76) North, Range  
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence  
North 0°07'48" West 60 feet along the East line of said Section  
Thirty-five (35), to the point of beginning; thence West 264.68 feet  
along the North right of way line of old Iowa Highway No. 92 to a  
property line fence recorded as being 270 feet West of the East line  
of said Section Thirty-five (35); thence North 01°03'34" West 489  
feet; thence South 88°57'57" East 272.68 feet to the East line of  
said Section Thirty-five (35); thence South 0°07'48" East 484 feet  
to the point of beginning, containing 3 acres, including 0.36 acres  
of county road right of way.

Deed given in fulfillment of Real Estate Contract recorded May 12, 1997 in  
Deed Record 137-532

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: May 9, 1997

MADISON COUNTY, ss:

On this 9 day of MAY,  
19 97, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Stephen J. Chandler and V. Charlene  
Chandler

Stephen J. Chandler  
Stephen J. Chandler (Grantor)

V. Charlene Chandler  
V. Charlene Chandler (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.

B. Kip Shelby  
Notary Public  
(This form is for acknowledgment for individual grantor(s) only)

