

Document 2009 1796

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 117 DOV# 123

INDEX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

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

Return To: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273

Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Jared and Tara McDonald, 615 N. 2nd Avenue, Winterset, IA 50273



WARRANTY DEED

For the consideration of ---\$125,000.00--- Dollar(s) and other valuable consideration,
Jeannie M. Utsler, Single

do hereby

Convey to Jared M. McDonald and Tara L. McDonald, as Joint Tenants with full rights of survivorship and not as Tenants in Common. the

following described real estate in MADISON County, Iowa:
See 1 in Addendum

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.

Dated: June 2, 2009

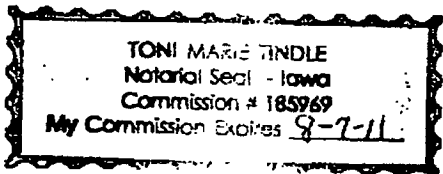
Jeannie M. Utsler
Jeannie M. Utsler (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 2, 2009, by Jeannie M. Utsler

Toni Marie Tindle
, Notary Public



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

Addendum

1. The following described real estate, to-wit: Commencing at a point 61 feet South of the Northwest corner of Block Fourteen (14) of Pitzer & Knight's Addition to the city of Winterset, Madison County, Iowa, running thence East 132 feet, thence South 71 feet, thence West 132 feet, thence North 71 feet to the place of beginning

