



Document 2011 2565

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Date 9/28/2011 Time 11:07 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$215.20
Rev Stamp# 277 DOV# 293
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

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

Return To: James Berdine and Betty Berdine, 906 W Jefferson, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: James Berdine and Betty Berdine, 906 W Jefferson, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$135,000.00 Dollar(s) and other valuable consideration,
Thelma Frank, Single

do hereby

Convey to James Berdine and Betty Berdine

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

See Exhibit "A" Attached

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: 9/24/2011

Thelma Frank
Thelma Frank (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on 9-26-11, by Thelma Frank



Sarah M. Cowman
Notary Public

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

GW #1

EXHIBIT "A"

Commencing at a point 222 feet West of the Northeast Corner of a tract of land described as follows, to-wit: All that part of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being South of the State Road leading West from the City of Winterset to Council Bluffs, Iowa, said State Road being on a direct line with and a continuation due Westward of Jefferson Street in said City of Winterset, running thence West from said point of beginning on the South line of said Jefferson Street so extended Westward, a distance of 132 feet, thence South 132 feet, thence East 132 feet, thence North 132 feet to the place of beginning.

