



Document 2011 3345

Book 2011 Page 3345 Type 03 001 Pages 1
Date 12/12/2011 Time 12:10 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$395.20
Rev Stamp# 359 DOV# 378
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

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

Taxpayer: William Dennis Scott and Janet Lee Scott, 1817 Patricia Court, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$247,500.00----- Dollar(s) and other valuable consideration,
Jim D. Book and Vicky Book, Husband and Wife,

do hereby

Convey to William Dennis Scott and Janet Lee Scott,

as Joint

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

Lot Five (5) of Patricia Acres, Plat No. One (1), a Subdivision of part of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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.

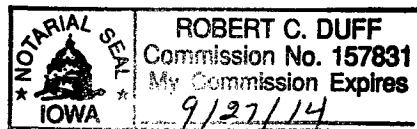
Dated: 11/30/11

Jim D. Book
Jim D. Book (Grantor)

Vicky Book
Vicky Book (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 11/30/11, by Jim D. Book and Vicky Book



Robert C. Duff, Notary Public