



Document 2012 101

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

(Joint Tenancy)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Lynn H. Winkelmann  
P.O. Box 41  
St. Charles, Iowa 50240

**Return Document To:** (Name and complete address)

Dean R. Nelson  
115 E. First Street, P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Sybil E. Witt

**Grantees:**

Lynn H. Winkelmann  
Karen M. Winkelmann

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Twenty and no/100ths----(\$120,000.00)  
Dollar(s) and other valuable consideration,  
SYBIL E. WITT, a single person

do hereby Convey to  
LYNN H. WINKELMANN and KAREN M. WINKELMANN, 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:

The South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12) in  
Township Seventy-five (75) North, Range Twenty-six (26) 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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: January 12, 2012

This instrument was acknowledged before me on  
January 12, 2011  
by Sybil E. Witt

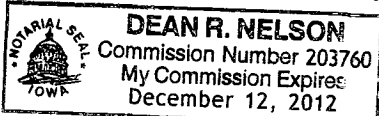
Sybil E. Witt  
Sybil E. Witt (Grantor)

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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Grantor)

Dean R. Nelson  
Dean R. Nelson, Notary Public

\_\_\_\_\_  
(Grantor)



\_\_\_\_\_  
(Grantor)

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