



Document 2014 738

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Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$300.80  
Rev Stamp# 96 DOV# 105

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

John E. Casper, ICIS# AT0001474

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

Return To: John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273  
Preparer: John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, (515) 462-4912  
Taxpayer: Joel and Courtney Keiser, 5022 N. 139th Avenue, Omaha, NE 68164



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$188,500.00 Dollar(s) and other valuable consideration,  
Michael R. Boyd and Heidi I. Boyd, Husband and Wife,

do hereby  
Convey to Joel Keiser and Courtney Keiser,

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 Lot Five (5) and the South Half (1/2) of Lot Six (6) all in Block One (1) in  
Tidrick & Ward's Addition to the Town of Winterset, 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.



Michael R. Boyd  
Michael R. Boyd (Grantor)

Dated: March 29, 2014  
Heidi I. Boyd  
Heidi I. Boyd (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 29 day of March, 2014, by  
Michael R. Boyd and Heidi I. Boyd



Toni Marie Tindle  
Signature of Notary Public