

Document 2006 5226

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Date 12/18/2006 Time 3:37 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$224.80

Rev Stamp# 578

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
C. TRANSFER	<input type="checkbox"/>

clx

## WARRANTY DEED - JOINT TENANCY

### Recorder's Cover Sheet

#### Preparer Information:

A. Zane Blessum, 113 North John Wayne Drive, Winterset, (515) 462-1666

#### Taxpayer Information:

2287 Carver Road, Winterset, IA 50273

#### ✓ Return Address

113 North John Wayne Drive, Winterset, IA 50273

#### Grantors:

Kenneth Schulteis and G. Leon Berkley

#### Grantees:

Kevin De Regnier and Raenelle L. De Regnier

**Legal Description:** The East 42 Feet of Lot Three (3) in Block Twenty-Four (24) of the Original Town of Winterset, Madison County Iowa;  
and:

A tract commencing at a point 6 1/2 Feet East of the Northwest Corner of Lot Six (6) in Block Twenty-Four (24) of the Original Town of Winterset, Madison County, Iowa, running thence East 70 Feet, thence South 8 Feet, thence West 80 Feet, thence North 8 Feet to the place of beginning.

Less the East 11 1/2 Feet of the West 18 Feet, thence North 8 Feet of said Lot Six (6).

**Document or instrument number if applicable:** \*\*\*Document Number TE\*\*\*

\$ 141,000.00



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00  
Dollar(s) and other valuable consideration,  
S & B Properties, a general partnership

do hereby Convey to  
Kevin V. de Regnier & Raenelle L. de Regnier, 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 East 42 Feet of Lot Three (3) in Block Twenty-Four (24) of the Original Town of Winterset,  
Madison County, Iowa;

And:

A tract commencing at a point 6 1/2 Feet East of the Northwest Corner of Lot Six (6) in Block  
Twenty-Four (24) of the Original Town of Winterset, Madison County, Iowa, running thence East 80  
Feet, thence South 8 Feet, thence West 80 Feet, thence North 8 Feet to the place of beginning.

Less the East 11 1/2 Feet of the West 18 Feet of the North 8 Feet of said Lot Six (6).

This Deed is given and accepted in full and complete satisfaction of that certain Amended Real Estate  
Contract - Installments entered into between Grantors and Grantees herein on September 1, 1991 and  
recorded as Instrument No. 1491 on December 5, 1994 in the Madison County Recorder's Office. The  
warranties in this Deed extent only to the date of such Contract. *BOOK 59, PAGE 749.*

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 Polk

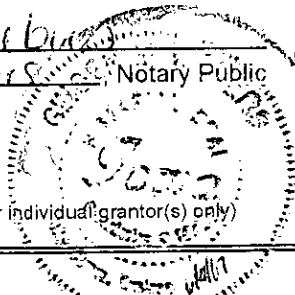
Dated: December 12, 2006

This instrument was acknowledged before me on  
June 15, 2006  
by Kenneth Schulteis and  
G. Leon Berkley

By: [Signature]  
S & B Properties  
Kenneth Schulteis, A Partner (Grantor)

By: [Signature]  
G. Leon Berkley, A Partner (Grantor)

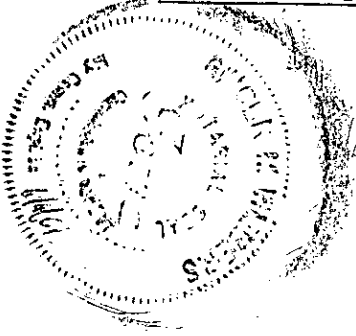
[Signature]  
Ginger M. Wiebers Notary Public



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

STATE OF IOWA, COUNTY OF Polk

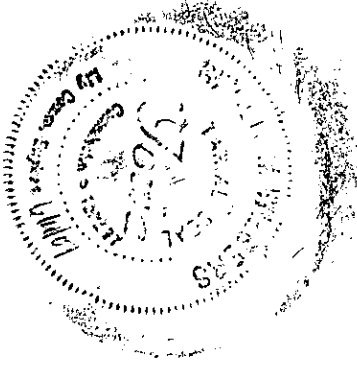
This instrument was acknowledged before me on this June 15, 2006 by Kenneth Schulteis as A Partner of S & B Properties



Ginger M. Wiebers  
Ginger M. Wiebers, Notary Public

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on this June 15, 2006 by G. Leon Berkley as A Partner of S & B Properties



Ginger M. Wiebers  
Ginger M. Wiebers, Notary Public