THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

HCH P.O. Box 616 Monticello, IA 52310

Entered for taxation this 13th day of September A.D., 1996
Susan McCrabb, Auditor
By Cathy Becker, Deputy
T-108, T-110, T-113

REAL ESTATE TRANSFER TAX PAID 15 STAMP #
$60.80
Deborah L. Penton
RECORDER By
9-6-96 DATE 28 COUNTY

AUDITOR FEE $ 10.00
RECORDER FEE $ 6.00

96 SEP 6 PM 3 30
DELAWARE COUNTY IOWA
55 PAGE 240
DEBORAH L. PENTON
RECORDER

254-920

Preparer Information: Nick Strittmatter (Individual's Name) 123 East First Street (Street Address) Monticello (City) (319) 465-3531 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Thirty-eight thousand five hundred ($38,500.00) Dollar(s) and other valuable consideration,
Henry Hines, a single person and surviving spouse of Joyce Hines aka Joyce E. Hines

do hereby Convey to
Dennis L. and Catherine M. Book, husband and wife

the following described real estate in Delaware County, Iowa:

Lot 25 and Lot 26 in Block 5, the North 132 feet of Lot 1 in Block 8, the Southerly 35 feet of Lots 6 and 7 in Block 4, and Lots 8 and 9 in Block 4 all located within Carter's Second Addition to Hopkinton, Iowa subject to easements conveyed to the Town of Hopkinton and right of way easements with the right and authority to construct and maintain an electric transmission line,

and boundary fence agreement as shown on Warranty Deed filed 10-29-90 in Book 50, Page 69, Delaware County Recorder Records.

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, ss:
JONES COUNTY,
On this 31st day of August, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Henry Hines, a single person and surviving spouse of Joyce Hines

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Cheryl Dirks
Cheryl Dirks
Notary Public

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

CHERYL DIRKS
MY COMMISSION EXPIRES
11-15-97

Dated: August 31, 1996

Henry Hines (Grantor)

(Grantor)

(Grantor)

(Grantor)

DATE 9-6-96 BOOK 55 PAGE 240

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