

REAL ESTATE TRANSFER
TAX PAID 21

STAMP #
\$ 143.20

Michelle Utsler
RECORDER
1-18-01 DATE Madison COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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BOOK 2001 PAGE 170

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement: Daniel & Shirley M. Givant,
WARRANTY DEED 2494 - 250th St.
Winterset, IA 50273

For the consideration of **NINETY THOUSAND DOLLARS (\$90,000.00)**
Dollar(s) and other valuable consideration,
Grace M. Letchworth, Single

do hereby Convey to
Daniel Givant and Shirley M. Givant, as Joint Tenants with full rights of survivorship and not as tenants in common

the following described real estate in **MADISON** County, Iowa:

Parcel "A" in the Northeast Quarter of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northeast Quarter (NE 1/4) of said Section Twenty-one (21); thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds west along the north line of the Northeast Quarter (NE 1/4) of said Section Twenty-one (21) a distance of 484.00 feet; thence South 00 degrees 32 minutes 38 seconds East 342.91 feet; thence South 89 degrees 42 minutes 58 seconds East 484.03 feet; thence North 00 degrees 32 minutes 38 seconds West 345.31 feet to the northeast corner of the Northeast Quarter (NE 1/4) of said Section Twenty-one (21) and the point of beginning. Said tract contains 3.82 acres and is subject to a Madison County Highway Easement over the north 0.37 acres thereof

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**

Dated: **November 18, 1999**

MADISON COUNTY, ss:

On this **18th** day of **November**,
1999, before me, the undersigned, a Notary Public in and for said State, personally appeared
Grace M. Letchworth

Grace M. Letchworth
Grace M. Letchworth (Grantor)

(Grantor)

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.

Lewis H. Jordan
Lewis H. Jordan

(Grantor)

Notary Public

(Grantor)

