

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

COMPUTER
RECORDED
COMPARED _____

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Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone _____

Individual's Name Street Address City

Address Tax Statement : Charles and Vivian McGaffin
116 N. 10th Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE
Dollar(s) and other valuable consideration,
CHARLES M. MCGAFFIN and VIVIAN M. MCGAFFIN, Husband and Wife,

do hereby Convey to
CHARLES M. MCGAFFIN and VIVIAN M. MCGAFFIN,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Second West Court Addition to the City of Winterset, County of Madison, State of Iowa.

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater Statement is required.

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: Feb 6, 2001

MADISON COUNTY, ss:

On this 6 day of Feb,
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared
Charles M. McGaffin and Vivian M. McGaffin

Charles M. McGaffin (Grantor)
Vivian M. McGaffin (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.

Jerrold B. Oliver
Notary Public

(Grantor)

(Grantor)

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

