

FILED NO. 001470

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

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(12:21 PM)

NICKI UTSLER
RECORDER

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267 COUNTY, IOWA

Ad Tx. Statement: Michael J. & Barbara J. McNamara, 321 W. Buchanan St., Winterset, Iowa 50273 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One
Dollar(s) and other valuable consideration,
MICHAEL J. McNAMARA and BARBARA J. McNAMARA, husband and wife,

do hereby Convey to
MICHAEL J. McNAMARA and BARBARA J. McNAMARA, 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:

Lots Five (5) and Six (6) in Block Sixteen (16) of Pitzer & Knight's Addition to the Town of Winterset in Madison County, Iowa.

This is a transfer between husband and wife for monetary consideration of less than \$500.00 and for the private partition of property; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

Wherever in the chain of title to the above described real estate the names Barbara Jean McNamara and Barbara J. McNamara appear, they refer to one and the same person.

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: March 25, 2002

MADISON COUNTY, ss:

On this 25th day of March, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. McNamara and Barbara J. McNamara

Michael J. McNamara (Grantor)

Barbara J. McNamara (Grantor)

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.

Samuel H. Braland Notary Public (Grantor)

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