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IOWA REALTY CO. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266 STAMP STATE TRANSFER TAX PAID STAMP STAMP

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MICHELLE UTSLER RECORDER MADISON COUNTY.10WA

PREPARED BY: MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IOWA 50125 515-961-6810

35,000

SPACE ABOVE THIS LINE FOR RECORDER

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Annabelle C. Sandy, a single person hereby convey unto Collins Funeral Home, Inc. the following described real estate, situated in MADISON County, Iowa:

Commencing at the Northeast corner of Lot Eight (8) in Block Twenty-one (21) of the Original Town of Winterset, Madison County, Iowa, and running thence West 112 feet, thence South 40 feet, thence East 112 feet, thence North to the Place of beginning.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated June, / 6, 199<u>8</u>.

Annabelle C. Sandy

By: Carl C. Sandy, Attorney-in-Fact

STATE OF IOWA

) )SS.

**COUNTY OF MADISON** 

On this /6 day of June, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared, Carl C. Sandy to me known to be the person who executed the foregoing instrument in behalf of Annabelle C. Sandy and acknowledged that he executed the same as the voluntary act and deed of said Annabelle C. Sandy.

D.A. BOLTON
INTERMISSION EXPIRES

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Notary Public in and for Said State