THE IOWA STATE BAR ASSOCIATION Official Form No. 103	LEONARD M. FLANDER ISBA # (01612	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
REAL ESTATE TAX F \$ L . C TAX F \$ L . C TAX F S L . C TAX F S L . C TAX F Included Included Individual's N Individual's N	STAMP PREC S AUD C COULTY DER, 223 EAST COURT AVENUE		Phone
WARRANTY DEED - JOINT TENANCY For the consideration of			
AVA LEA BOYLE (formerly AVA LEA EDWARDS) and JERALD M. BOYLE, wife and husband do hereby Convey to DONALD BIVANS and DOROTHY BIVANS, 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, lowa: LOT FIVE (5) BLOCK FOUR (4) OF RAILROAD ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA			
	MENT OF A REAL ESTATE (, 1996 IN BOOK 61 AT PAGE :	CONTRACT BETWEEN GRAN 382.	NTORS AND GRANTEES
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.			
MADISON On this day of 19, before me, if Public in and for said S	the undersigned, a Notary state, personally appeared	Dated: Na Lea AVA LEA BOYLE	Bryle (Grantor)
and who executed the	dentical persons named in	finald m. /	(Grantor)
LEONARD JUER	Notary Public Individual grantor(s) only)	 	(Grantor)
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