

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
COMPUTER ✓
RECORDED ✓
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FILED NO. 987
BOOK 62 PAGE 664
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MICHELLE UTSLER
RECORDED 62-1666
MADISON COUNTY IOWA

Preparer Information A. Zane Blessum 113 N. John Wayne Winterset, IA 52091
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100 Dollar(s) and other valuable consideration,
MARY ROBINSON, Single

do hereby Convey to
NELDA IRENE WALLER
RICKY LYNN ROBINSON

the following described real estate in Madison County, Iowa:

The West 50 feet of Lot Seven (7) in Block Thirteen and One-half (13-1/2) of Pitzer & Knight's Addition to the Town of Winterset, Madison, Iowa

This conveyance is subject to a Life Estate held in said real estate by Mary Robinson.

This transfer is exempt between Mother and Children for consideration of less than \$500.00.

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: August 26 - 1998
ss: Mary Robinson
MADISON COUNTY, MARY ROBINSON (Grantor)
On this 26th day of August, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Robinson

Some known to be the identical persons named in _____ (Grantor)
_____ (Grantor)
_____ (Grantor)

Notary Public Judy Allen (Grantor)
(This form of acknowledgment for individual grantor(s) only)