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FILED NO: 1157  
BOOK 62 PAGE 694  
98 SEP -9 PM 2: 22

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

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

MICHELLE UTILES  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Gail Utter and Deidre Ann Utter, husband and wife** hereby convey unto **Michael Young and Jennifer Young, husband and wife** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:



**Lot Four (4) in Block Three (3) of North Addition to Winterset, Madison County, Iowa.**

**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 September 2, 1998.

By: David Gail Utter  
David Gail Utter

By: Deidre Ann Utter  
Deidre Ann Utter

STATE OF IOWA                    )  
  )SS.  
COUNTY OF MADISON         )

On this 2 day of September, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **David Gail Utter and Deidre Ann Utter, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

John S. Shaw  
Notary Public in and for Said State

