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98 SEP 25 PM 4:00

REGS 5.00
ADDS 15.00
FEE 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of _____ ONE:
Dollar(s) and other valuable consideration,
WAYNE A. GRIFFITH and VELMA F. GRIFFITH, Husband and Wife,

do hereby Convey to
WAYNE A. GRIFFITH and VELMA F. GRIFFITH,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in _____ Madison _____ County, Iowa:

The North Half (1/2), except the West 198 feet thereof, of Outlot Five (5) of Loughridge & Cassidy's
Addition to the City of Winterset, Madison County, Iowa, except the South 8.25 feet thereof

AND

The North Half (1/2) of Lots 1 and 2 in Block 16 of Pitzer & Knights Addition to the City of
Winterset, Iowa

AND

Lot 3 in Block 14 of Loughridge & Cassidy's Addition to the City of Winterset, Madison County,
Iowa

The consideration for this deed is less than \$500. Therefore, no Declaration of Value or Groundwater
Statement is required.

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 _____, ss:

Dated: Sept 25, 1998

_____ MADISON _____ COUNTY,

On this 25 day of Sept,
1998, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Wayne A. Griffith and Velma F. Griffith

Wayne A. Griffith
Wayne A. Griffith (Grantor)

Velma F. Griffith
Velma F. Griffith (Grantor)

to me known 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.

Jerrold B. Oliver
Notary Public

(Grantor)

(Grantor)

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

