

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

**ORIGINAL**

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
P.L.F. 1

FILED NO. 1851  
BOOK 62 PAGE 760  
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RECORDED   
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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (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 (\$1.00)  
Dollar(s) and other valuable consideration,  
Gary W. Grout, Single

do hereby Convey to  
Loren A. Grout and Lois F. Grout,

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

**Lot Seven (7) in Block Two (2) of Bowlsby's Addition to the Town of Winterset, Madison  
County, Iowa.**

**This Deed is an absolute conveyance and is not given as additional security for any  
indebtedness owing by Grantor to Grantees. This Deed is given in lieu of foreclosure of a Real  
Estate Mortgage recorded in Book 159, Page 274 of the Recorder's office of Madison County.  
The consideration for this Deed is the release of the Grantor from all liability for the  
indebtedness secured by said Mortgage**

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: October 29, 1998

SS:  
MADISON COUNTY,  
On this 29th day of October  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Gary W. Grout (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. (Grantor)

Jerrold B. Oliver  
Notary Public (Grantor)

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

