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MICHELLE UTOLER
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

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of NINE THOUSAND
Dollar(s) and other valuable consideration,
LEONA E. FENIMORE, Single,

do hereby Convey to
KEVIN NOWAK and MICHELE NOWAK,

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

SEE EXHIBIT "A" ATTACHED HERETO.

This Deed is given in satisfaction of a Real Estate Contract recorded July 28, 1995, in book 60, page
363 of the Recorder's office of Madison County, Iowa.

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 Texas
COUNTY, _____

Dated: Sept 21, 1998

On this _____ day of _____
19_____, before me, the undersigned, a Notary
Public in and for said State, personally appeared

SS: Leona E. Fenimore
By: Dorothea Mack POA
Dorothea Mack, Attorney-in-fact for Leona E. Fenimore (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)

(Grantor)

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

(Grantor)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 184

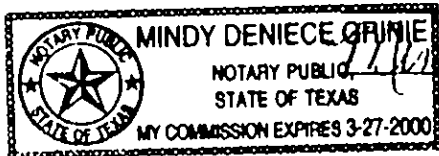
Jerrold B. Oliver ISBA # 04132

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



STATE OF TEXAS, COUNTY OF Hutchinson, ss:

On this 21st day of September, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorollica Mack, to me known to be the person who executed the foregoing instrument in behalf of Leona E. Fenimore and acknowledged that ~~(he)~~ (she) executed the same as the voluntary act and deed of said Leona E. Fenimore.



Mindy Deniece Grinie, Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney

EXHIBIT "A"

Description of Real Estate:

Lot Six (6) in Odell's Addition to the Town of East Peru, Iowa, and also the following-described premises: Commencing at the Northeast corner of said Lot Six (6) in Odell's Addition, running thence North 10 feet, thence West parallel with the North line of said Lot Six (6) to a point 10 feet North of the Northwest Corner of said Lot Six (6), thence South to the Northwest corner of said Lot Six (6), thence East to the place of beginning,

AND

The North 25 feet of Lot Seven (7) in Odell's addition to the Town of East Peru, Madison County, Iowa,

AND

Commencing at a point 20 feet South of the Northeast corner of Lot Nine (9) in Odell's Addition to the Town of East Peru, thence South 20 feet along the East line of said Lot Nine (9), thence West 20 feet along a line parallel to the North line of said Lot Nine (9), thence North 20 feet, thence East 20 feet to the point of beginning, containing 0.01 acre, more or less (it is specifically provided that no direct access to Primary Road Iowa No. 307 will be permitted from the above-described tract of land)