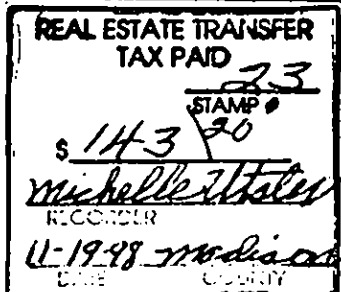


THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
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MICHELLE UTZLER  
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 EIGHTY-NINE THOUSAND NINE HUNDRED  
Dollar(s) and other valuable consideration,  
JAMES R. COOK and KATHRYN F. COOK, Husband and Wife,

do hereby Convey to  
TIMOTHY JAMES GUION and TAMARA K. GUION,

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

Lot Four (4) in Block Eighteen (18) of West Addition to the Town of Winterset, 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 IOWA . . . . .  
MADISON COUNTY, . . . . .

Dated: Nov - 19 - 98

On this 19 day of November,  
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Cook and Kathryn F. Cook

James R. Cook  
James R. Cook (Grantor)

Kathryn F. Cook  
Kathryn F. Cook (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. Carol Landis



Notary Public

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

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)