

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 Jerrold B. Oliver ISBA # 04132 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID 37 STAMP # \$ 109.60 Michelle Utzler RECORDER 2-25-99 Madison COUNTY DATE COUNTY

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

FILED NO. 3492 BOOK 63 PAGE 26 99 FEB 25 PM 3:40

COMPUTER RECORDED COMPARED

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

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY-EIGHT THOUSAND NINE HUNDRED Dollar(s) and other valuable consideration, RICHARD L. THOMPSON and GENELLE F. THOMPSON, Husband and Wife,

do hereby Convey to CODY J. ALLEN and NICOLE M. ALLEN,

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) of Lots Five (5) and Six (6) in Block Two (2) of Wilsey's Addition to the Town of Winterset, Madison County, Iowa, and a strip of real estate 132 feet long from East to West and 16 1/2 feet wide from North to South, being real estate bounded by and included within a line commencing at the southeast corner of Lot Three (3) of Block Two (2) of Wilsey's Addition to the City of Winterset, Iowa, and running thence West 132 feet, thence South 16 1/2 feet, thence East 132 feet, thence North 16 1/2 feet to the place of beginning, being real estate which was vacated for alley purposes by an ordinance of the City of Winterset, 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, ss: MADISON COUNTY,

Dated: 2/24/99

On this 24th day of February, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard L. Thompson and Genelle F. Thompson

Richard L. Thompson (Grantor)

Genelle F. Thompson (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

CAROL LANDIS MY COMMISSION EXPIRES Aug 31, 2001

Notary Public

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

(Grantor)

(Grantor)