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FILED NO. 4435
BOOK 63 PAGE 111
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REC \$ 10.00
AUD \$ 20.00
G.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information MARION E. JAMES, 205 1/2 N. ELM STREET, CRESTON, IOWA 50801, (515) 782-6000
Individual's Name Street Address City Phone

MARION E JAMES ISBA # 2614 SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, **CHARLES MAXON SHAFER and RUTH EVELYN SHAFER**, husband and wife, do hereby Convey to **CHARLES MAXON SHAFER and RUTH EVELYN SHAFER**, husband and wife, as tenants in common, the following described real estate in **MADISON** County, Iowa:

Lots Five (5), Six (6), and Seven (7), in Block Ten (10), Pitzer and Knight's Addition to the City of Winterset, Iowa.

Lots Seven (7) and Eight (8), in Block Six (6) in Railroad Addition to the Town of Winterset, Madison County, Iowa.

Lots Seven (7), Eight (8), and Nine(9) of Lindsey's Addition to the Town of Winterset, Madison County, Iowa.

Lots Seven (7) and Eight (8), in Block Two (2) of Bowsby's Addition to Winterset, Madison County, Iowa.

Charles Maxon Shafer is also known as Charles M. Shafer, and C. M. Shafer. Ruth Evelyn Shafer is also known as Ruth E. Shafer.

This conveyance is for estate planning purposes between the parties and is for the purpose of severing the joint tenancy relationship and establishing ownership as tenants in common with each grantee owning an undivided one-half interest. This transaction is exempt under exemption #11.

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.

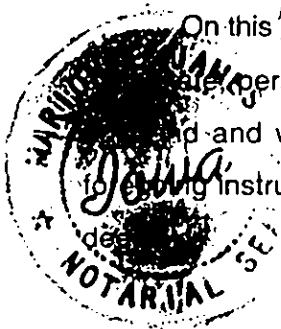
Dated: ~~March~~ _____, 1999.
April 10, 1999

Charles Maxon Shafer
CHARLES MAXON SHAFER (Grantor)
Ruth Evelyn Shafer
RUTH EVELYN SHAFER (Grantor)

*Applicant to Correct legal
10-5-27-99, see Deed Rec 63-140*

STATE OF IOWA , UNION COUNTY, ss:

On this 10 day of ~~March~~ ^{April}, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **CHARLES MAXON SHAFER AND RUTH EVELYN SHAFER**, husband and wife, 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



[Signature]
Notary Public