

FILED NO. 4715

BOOK 63 PAGE 147

99 MAY 20 PM 4: 08

REC \$ 5.00  
ADD \$ 10.00  
I.L.F. \$ 1.00

COMPUTER   
RECORDED   
COMPALED

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 Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
GLEN E. GRANDFIELD and LANA G. GRANDFIELD, Husband and Wife,

do hereby Convey to  
GLEN E. GRANDFIELD and LANA G. GRANDFIELD,

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

The East Half (E½) of Lot One (1) in Block Two (2) of Hornback & Bevington's Addition to the Town of Winterset, Iowa, excepting therefrom that part thereof conveyed for highway purposes

AND

A parcel of land described as commencing at the Northeast Corner of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 90°00'00" West 329.39 feet; thence South 00°11'49" West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback & Bevington Addition to City of Winterset at the South line of Summit Street; thence continuing South 00°11'49" West along the East line of said Lot 1 117.99 feet to the Southeast Corner of said Lot 1; thence North 90°00'00" East 15.00 feet; thence North 00°11'49" East 118.05 feet to the South line of Summit Street; thence South 89°47'45" West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater Statement is required.

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:

Dated: May 20, 1999

MADISON COUNTY,  
On this 20 day of May,  
19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Glen E. Grandfield and Lana G. Grandfield

Glen E. Grandfield  
Glen E. Grandfield (Grantor)

Lana G. Grandfield  
Lana G. Grandfield (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.

Jerrold B. Oliver  
Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors only)

