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COMPUTER
RECORDED
COMPARED

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

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This instrument was prepared by: HEARTHSIDE LENDING CORPORATION 4444 Bellevue, Suite 210, G
(816) 452-8900

CLARSTONE MD 64116

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

In full satisfaction of the real estate contract, between Grantors and Grantees dated on September 3, 1991 and recorded on September 4, 1991 at Book 57, Page 31, Document 668 of the records of the Madison County Recorder's Office, THELMA M. STEVENS, a single person, Grantor *In consideration of \$13,222.50*

do hereby convey to JOEL B. CONARD and CYNTHIA A. CONARD, husband and wife, the following described real estate in Madison County, Iowa, to wit:

LOT 3 IN BLOCK 8 OF RAILROAD ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF.

EXEMPTION #1: ANY DEED GIVEN IN FULFILLMENT OF A RECORDED REAL ESTATE CONTRACT PROVIDED THE DEED HAS A NOTATION THAT IT IS GIVEN IN FULFILLMENT OF A CONTRACT.

Grantor does hereby Covenant with Grantees, and successors in interest, that said grantor holds the real estate by title in fee simple; that it has 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 grantor Covenants 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: 6-15-99

Thelma M. Stevens
GRANTOR- THELMA M. STEVENS

REAL ESTATE TRANSFER
TAX PAID 49
STAMP
\$ 20.00
RECORDED
6-23-99 MADISON
DATE COUNTY

STATE OF IOWA)
COUNTY OF POLK) ss.

On this 15th day of June, 1999, before me the undersigned, a Notary Public in and for said State, personally appeared Thelma M. Stevens, ASP to me personally known, who being by me duly sworn and acknowledged the execution of said instrument to be the their voluntary act and deed.

Matthew B. Wozniak
Notary Public in and for said State

MATTHEW B. WOZNIAK
BY COMMISSION EXPIRES
January 22, 2002