

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 02714

Jordan, Oliver & Walters, P.C.
Box 230, Winterset, IA 50273 (515/462-3731)

FILED NO. 2945
FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER
BOOK 62 PAGE 308

REAL ESTATE TRANSFER
TAX PAID 8
STAMP #
\$ 44.⁰⁰/₁₀₀
Michelle Utoler
RECORDER
2-11-98 Madison
DATE COUNTY

REC. 5.⁰⁰
AUD. 5.⁰⁰
R.M.F. \$ 1.⁰⁰

98 FEB 11 AM 11:28

MICHELLE UTOLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of TWENTY-EIGHT THOUSAND (\$28,000) Dollar(s) and other valuable consideration, CHARLES R. LEE and GERALDINE M. LEE, Husband and Wife,

do hereby Convey to PATRICK E. BARDWELL and JULIA A. BARDWELL,

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

Lot One (1) in Block One (1) of Benjamin Linzey Addition to the Town of Winterset, Madison County, Iowa

This Deed is given in satisfaction of a real estate contract recorded on November 1, 1995, in book 60, page 562 of the Recorder's office of 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, Dated: 1-26-98
Madison COUNTY, ss:

On this 26 day of Jan, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles R. Lee and Geraldine M. Lee

Charles R. Lee (Grantor)

Geraldine M. Lee (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

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

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 28, 2000