

REAL ESTATE TRANSFER
TAX PAID 6

STAMP

\$ 8.24

Michelle Utsler
RECORDER

6-3-98 Madison
DATE COUNTY

FILED NO. 5043

BOOK 62 PAGE 487

98 JUN -3 PM 12:48

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER

RECORDED

COMPARED

REC 5.00

AUD 5.00

R.M.F. \$ 1.00

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-TWO THOUSAND (\$52,000.00)
Dollar(s) and other valuable consideration,
Gary Allen and Shirley Allen, Husband and Wife,

do hereby Convey to
Michael J. Hayes and Norma Hayes,

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 one-third (N 1/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of
Winterset, Madison County, Iowa, except therefrom the east 10 feet thereof conveyed to the
City of Winterset for alley purposes.**

**This Deed is given in fulfillment of a Real Estate Contract dated January 21, 1997, and filed for
record February 18, 1997, at Book 61, Page 557, in the office of the Madison County Recorder.**

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: May 13, 1998

SS: MADISON COUNTY,
On this 13 day of May,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Gary Allen and Shirley Allen

Gary Allen (Grantor)

Shirley Allen (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.

Jowanna Kiernan
Notary Public

(Grantor)

(Grantor)

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