

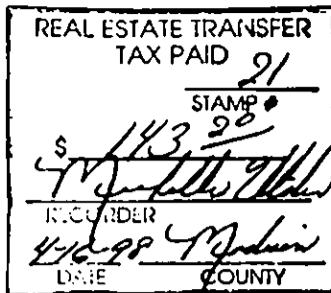
92,000
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Robert A. Gottschald ISBA # 000001879

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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

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FILED NO. **3963**
BOOK 62 PAGE 396
98 APR 14 PH 2:38
MICHELLE UTSLEK
RECORDER
MADISON COUNTY, IOWA
(515) 961-7445

Preparer Information Robert A. Gottschald, 401 S Jefferson, Box 416, Indianola, IA 50125
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One (1.00) Dollar(s) and other valuable consideration, DALE G. MORRISON, Single-unmarried and DENISE L. TARRENCE, Single-unmarried

do hereby Convey to OLIVER RUSSELL and KATHRYN RUSSELL

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 75 feet of Lot One (1) of Helen McCall Huntoon Addition, Plat One to the City of Winterset, Madison County, Iowa.



and

An easement for construction, maintenance and reconstruction of sewer service and any other utility-type service over the East 10 feet of the remainder of Lot one (1) described above.

and subject to

A driveway easement, including the right to construct, maintain and reconstruct a driveway, over the following described property:

Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon Addition Plat No. 1, City of Winterset, Madison County, Iowa, thence, along the West line of said Lot 1, South 00°31'00" East 52.0 feet to the Point of Beginning of a Driveway Easement; thence South 71°25'10" East 72.54 feet to the South line of the North 75 feet of said Lot 1; thence, along said South line, North 89°54'09" West 68.56 feet to the West line of said Lot 1; thence North 00°31'00" West 23.0 feet to the Point of Beginning.

Transfer includes Personal Property valued at \$10,000.00.

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: 4/14/98

Madison COUNTY, SS:

On this 14th day of April, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dale Morrison
Denise Tarrence

Dale G. Morrison
DALE G. MORRISON (Grantor)

Denise L. Tarrence
DENISE L. TARRENCE (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.

Tracy Faust

Notary Public

(This form of acknowledgment is valid for one year from the date of recording (s) only)

