

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 01612

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

REAL ESTATE TRANSFER
TAX PAID 9
STAMP #
\$ 98.40/xx
Michelle Utsler
RECORDER
5-4-98 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 4296

BOOK 139 PAGE 46

98 MAY -4 PM 3: 23

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

LEONARD M. FLANDER,
Individual's Name

223 EAST COURT AVENUE P.O. BOX 67,
Street Address

WINTERSET, IA 50273-0067, (515) 462-4912
City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of SIXTY-TWO THOUSAND (\$62,000.00)
Dollar(s) and other valuable consideration,
KEITH W. BALLARD AND BARBARA J. BALLARD, HUSBAND AND WIFE,

do hereby Convey to
AVA LEA EDWARDS

the following described real estate in MADISON County, Iowa:

The Southwest Quarter (1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

This Deed is in fulfillment of the real estate contract recorded March 4, 1991 in the Madison County Recorder's Office in Deed Record Book 128 at Page 503. Ava Lea Edwards is now married to Jerald M. Boyle and is now known as Ava Boyle.

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 COLORADO

Dated: 4-27-98

JEFFERSON COUNTY, SS:
On this 27th day of April,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
KEITH W. BALLARD AND BARBARA J. BALLARD

Keith W. Ballard
KEITH W. BALLARD (Grantor)

Barbara J. Ballard
BARBARA J. BALLARD (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.

Mary Anne Bruning
My Commission Expires
2-13-99 Notary Public

(Grantor)

(Grantor)

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

(Grantor)

