

REC 5⁰⁰
AUD 5⁰⁰
R.M.F. 1⁰⁰

FILED NO. 2674
BOOK 62 PAGE 286
98 JAN 21 PH 4:10
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY-FOUR THOUSAND NINE HUNDRED ----- (\$64,900) Dollar(s) and other valuable consideration,
MARY SUE CROSS and ERNEST E. CROSS, Wife and Husband,

do hereby Convey to
TIM T. NGUYEN and BRENDA K. NGUYEN,

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

The following described real estate, to-wit: Commencing at a point 33 feet North of the Southwest corner of Out Lot Two (2) in East Addition of Out Lots to the Original Town of Winterset, Madison County, Iowa, running thence North along the West side of said Lot 140 1/4 feet, thence East parallel with the North line of said Lot 66 feet, thence South parallel with the West line of said Lot 140 1/4 feet, thence West parallel with the South line of said Lot 66 feet to the place of beginning,



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 ss:
MADISON COUNTY,

Dated: January 21, 1998

On this 21 day of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Sue Cross and Ernest E. Cross

Mary Sue Cross (Grantor)

Ernest E. Cross (Grantor)

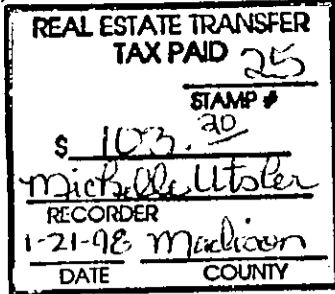
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Sharon Christensen
My commission expires 9-8-98
Notary Public

(Grantor)

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



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ADD 5th
R.M.F.S. 1st

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Mary Sue Cross (Grantor)
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Sharon Christensen
My Commission Expires 9-8-98
Notary Public

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