

REAL ESTATE TRANSFER
TAXED 10
STAMP #
\$ 72.80
Michelle Utsler
RECORDER
12-11-98 Madison
DATE COUNTY

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

FILED NO. 2392

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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 462-4912

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSSET, IA 50273-0067
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-five thousand six hundred and no /100 (\$45,600.00)
Dollar(s) and other valuable consideration,
Ava Lea Boyle (formerly known as Ava Lea Edwards), and Jerald M. Boyle, wife and husband

do hereby Convey to
Richard W. Coates and Rita A. Coates, husband and wife

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

The South Half (1/2) of Lot Eight (8) and the South Half (1/2) of the East Half (1/2) of Lot Seven (7) in Block Four (4) of
Laughridge & Cassidy's Addition to the Original Town of Winterset, 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,
ss: MADISON COUNTY,

Dated: December 1998

On this 11th day of December,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared
Ava Lea Boyle and Jerald M. Boyle, husband and wife

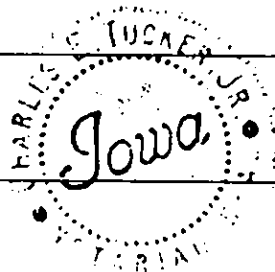
Ava Lea Boyle
Ava Lea Boyle (Grantor)

Jerald M. Boyle
Jerald M. Boyle (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.

Charles E. Tucker, Jr.
Charles E. Tucker, Jr.
Notary Public

Charles E. Tucker, Jr.
(Grantor)



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