

REAL ESTATE TRANSFER
TAX PAID

STATE OF

\$27.20
Michelle Utsler
RECORDER
12-14-98
DATE COUNTYCOMPUTER ☒RECORDED ☒COMPARED ☒

RECS 10

AUDS 10

R.M.F.S. 10

FILED NO. 2445

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98 DEC 14 PM 4:08

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWAPreparer
InformationJOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSSET, IOWA 50273-0067
Individual's Name Street Address City Phone

WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDERFor the consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) -----
Dollar(s) and other valuable consideration,
MURRIEL I. LENTS, a single persondo hereby Convey to
CHRIS GARR

the following described real estate in MADISON County, Iowa:

Lot One (1) except the East 20 feet thereof and except the West 100 feet thereof, and Lot Two (2), of Stewart's First Addition to the Town of East Peru except the West 80 feet thereof, and Out Lot Three (3) of Stewart's Second Addition to the town of East Peru except the West 80 feet thereof, Madison County, Iowa,

This deed is given in fulfillment of a Real Estate Contract dated December, 1996 and filed for record on April 1, 1997 in Deed Record Book 61 at page 609 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 distributiv 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 _____

Dated: December 9, 1998

ss:

COUNTY,

On this _____ day of _____,
19_____, before me, the undersigned, a Notary
Public in and for said State, personally appearedMURRIEL I. LENTS, By Larry J. Lents (Grantor)
Attorney-in-fact under Power of Attorney
dated March 21, 1996

(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)

Notary Public

(Grantor)

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

THE IOWA STATE BAR ASSOCIATION
Official Form No. 184

JOHN E. CASPER ISBA # 000000816

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYERSTATE OF IOWA, COUNTY OF MADISON, ss:

On this 9th day of December, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared LARRY J. LENTS, to me known to be the person who executed the foregoing instrument in behalf of MURRIEL I. LENTS and acknowledged that (he) (she) executed the same as the voluntary act and deed of said MURRIEL I. LENTS

Connie Harvey, Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney

Harv
801 W. Myers St.
Burbank, CA 91506