

REAL ESTATE TRANSFER TAX PAID	
STAMP	
\$76.80	30
Michelle Utsler	
RECORDER	
12-17-98	Madison
DATE	COUNTY

COMPUTER
RECORDED
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FILED NO. 2505
BOOK 62 PAGE 831
98 DEC 17 AM 10:45

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: L. Haynes, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-961-6810
\$48,500

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthias A.W. McMillan, a single person** hereby convey unto **Justin Jenkins, and Tonya M. Jenkins, husband and wife** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:



The East Half (1/2) of the Southwest Quarter (1/4) of Out Lot Number Four (4) in Laughridge & Cassidy's Addition to Winterset, Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated December, 16, 1998.

By: Matthias A.W. McMillan
Matthias A.W. McMillan

By: _____

STATE OF IOWA)
)SS.
COUNTY OF Madison)

On this 16 day of December, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Matthias A.W. McMillan, a single person**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Exp 7/30/99

Stanley R. ...
Notary Public in and for Said State