

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>1</u>	
\$ <u>8.00</u>	
<u>Michelle Utsler</u> RECORDER	
<u>4-3-95</u> DATE	<u>Madison</u> COUNTY

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

FILED NO. 2521
BOOK 60 PAGE 135
95 APR -3 PM 2:29
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Five Thousand Five Hundred & no/100-----(\$5,500)
Dollar(s) and other valuable consideration,
Candace Warren, an unmarried person

do hereby Convey to
Jer-Ela Properties, a partnership

the following described real estate in Madison County, Iowa:
Lot Seven (7) in Block Two (2) of Rail Road Addition to the 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

Dated: April 3, 1995

MADISON COUNTY, ss:
On this 3 day of April,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Candace Warren

Candace Warren
Candace Warren (Grantor)

(Grantor)

(Grantor)

(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.

Shirley Keating
Notary Public
(This form of acknowledgment for individual grantor(s) only)