

REAL ESTATE TRANSFER TAX PAID <u>21</u>
STAMP # <u>CTD</u>
\$ <u>160</u>
<u>Michelle Utzler</u> RECORDER
<u>10-27-95</u> <u>Madison</u> DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 1176

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95 OCT 27 AM 9:51

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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Hundred Thousand Two Hundred Fifty and no/100 (\$100,250.00) Dollar(s) and other valuable consideration, Alan V. Anthony and Nancy J. Anthony, husband and wife

do hereby Convey to Thomas J. Zacharias and Deborah J. Zacharias, 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:

Lot Six (6) in Block Twenty-two (22) in West 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 ss:  
MADISON COUNTY,

Dated: October 24, 1995

On this 25 day of October, 1995, before me the undersigned, a Notary Public in and for said State, personally appeared Alan V. Anthony and Nancy J. Anthony

Alan V. Anthony  
Alan V. Anthony (Grantor)

Nancy J. Anthony  
Nancy J. Anthony (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.

Geraldine M. Lee  
Geraldine M. Lee Notary Public

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

(This form of acknowledgment in and for said state for individual grantor(s) only)

DEED RECORD 60