

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 ISBA# 02714 Jordan, Oliver & Walters Winterset, Iowa

ORIGINAL

Return to: Charles & Lori Cornelius 309 W. Green Winterset, IA 50273

REAL ESTATE TRANSFER TAX PAID 30 STAMP # \$ 69.00 MICHELLE UTSLER RECORDER 6-30-95 MADISON COUNTY

COMPUTER RECORDED COMPARED

FILED NO. 3302

BOOK 60 PAGE 322

95 JUN 30 PM 12:04

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-FOUR THOUSAND (\$44,000.00) Dollar(s) and other valuable consideration,

Gary Allen and Shirley Allen, Husband and Wife,

do hereby Convey to

Charles Cornelius and Lori Cornelius,

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

Lot Seven (7) in Block Seven (7) of 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, Dated: June 15, 1995

ss: MADISON COUNTY,

On this 15th day of June 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary Allen and Shirley Allen

Gary Allen (Grantor)

Shirley Allen (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.

Notary Public seal and signature of Carol A. Kiernan

(Grantor)

(Grantor)