

RECORDED
COMPARED

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

15,100 00
REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 24.00
Michelle Utzler
RECORDER
2-18-95 Madison
DATE COUNTY

FILED NO. 145

BOOK 60 PAGE 356

95 JUL 18 PM 3:36

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Timothy G. Johnson and Theresa A. Johnson, husband and wife,
do hereby Convey to Joel Conard and Cynthia Conard, 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:

The South 80 feet of Lot Four (4) in Block Twenty-six
(26) of the Original Town of Winterset, Madison
County, Iowa,

This deed is given in satisfaction of a certain Real
Estate Contract recorded December 3, 1990 in Book 56
at Page 327.

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:
WARREN COUNTY,

Dated: July 13, 1995

On this 13th day of July, 1995, before me the undersigned, a Notary Public in and for said State, personally appeared

Timothy G. Johnson and Theresa A. Johnson

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.

Marilyn K. Goodhue
Marilyn K. Goodhue Notary Public

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

Timothy G. Johnson
Timothy G. Johnson (Grantor)

Theresa A. Johnson
Theresa A. Johnson (Grantor)

(Grantor)

(Grantor)