

13,000

REAL ESTATE TRANSFER TAX PAID 4 STAMP # \$ 20.00 RECORDER 2-1-95 DATE COUNTY

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

FILED NO. 285 BOOK 60 PAGE 375 95 AUG -1 PM 4:19 MICHELLE UTSELL RECORDER MADISON COUNTY, IOWA

COMPUTER RECORDED COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One and no/100-----(\$1.00) Dollar(s) and other valuable consideration, Sharolyn S. Parker and Richard Parker, wife and husband,

do hereby Convey to John B. Reed, Fred M. Reed, Mary Reed Alles and Honor A. Sears,

the following described real estate in Madison County, Iowa:

an undivided 1/12 interest in and to

Lots One (1) and Four (4) and the North Half (N1/2) of the vacated alley in Block Two (2) of Adkisons Addition to the Town of Winterset, Madison County, Iowa, and a tract commencing at the Northeast Corner of said Block Two (2) and running thence East 24 3/4 feet, thence South 132 feet, thence West 24 3/4 feet, thence North 132 feet, to the point of beginning.

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, On this 7th day of July, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Sharolyn S. Parker and Richard Parker

Dated: 7-7-95 Sharolyn S. Parker (Grantor) Richard Parker (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. (Grantor)

Joni J. Reed Notary Public

