

COPIES ✓
RECORDED ✓
COMPARED ✓

REC \$ 5.00
L.S. \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 31
STAMP #
\$ 84.00
Michelle Utzler
RECORDER
8/15/95 Madison
DATE COUNTY

FILED NO. 453
BOOK 60 PAGE 399
95 AUG 18 PM 2:45
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Fifty-three Thousand and no/100 (\$53,000.00) - - -
Dollar(s) and other valuable consideration, Clarence A. Bittinger and Shirley Ann
Bittinger, husband and wife

do hereby Convey to Laurel A. Bloss, A single person

the following described real estate in Madison County, Iowa:

The East 57.75 feet of the Southwest Quarter (¼) of Outlot Two (2) of East Addition of Outlots to the City 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 acknowledgement 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: August 15, 1995

SS:
MADISON COUNTY,
On this 15th day of August,
19 95, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Clarence A. Bittinger and
Shirley Ann Bittinger

Clarence A. Bittinger
Clarence A. Bittinger (Grantor)

Shirley Ann Bittinger
Shirley Ann Bittinger (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.

Beth Flanzer
Beth Flanzer Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)