

REAL ESTATE TRANSFER TAX PAID
18
\$ 16.80
<i>Michelle Utsher</i> RECORDER
9-13-95 Madison DATE COUNTY

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

FILED NO. 705
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95 SEP 13 PM 4:04
MICHELLE UTSHER
RECORDER
MADISON COUNTY, IOWA

COPIED ✓
RECORDED ✓
COMPLETED ✓

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of cancellation of indebtedness less than the fair market value of the property being conveyed and other valuable consideration,

Victor D. Whitlow, an unmarried person,

do hereby Convey to

Max J. Whitlow and Helen L. Whitlow, 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 Half (1/2) of Lot Four (4) in Block Twenty-seven (27) of the Original Town of Winterset, Madison County, Iowa.

This is a deed from a child to his parents where the only consideration is cancellation of indebtedness existing between these family members where the debt being canceled is not greater than the fair market value of the property being conveyed. The debt canceled was \$10,632.97.

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: September 13, 1995

MADISON COUNTY,

ss:

On this 13th day of September, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Victor D. Whitlow

Victor D. Whitlow

Victor D. Whitlow (Grantor)

(Grantor)

(Grantor)

(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.

Stephen Walters
Stephen Walters

Notary Public

(This form of acknowledgment for individual grantor(s) only)