

REAL ESTATE TRANSFER TAX PAID 30 STAMP #
s. 20
Michelle Utzler
 RECORDER
 9-25-95 *Madison*
 DATE COUNTY

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FILED NO. 837
 BOOK 60 PAGE 471
 95 SEP 25 PM 2:37
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Thirteen thousand and no/100-----(\$13,000.00) Dollar(s) and other valuable consideration, Nancy Trice, a single person,

do hereby Convey to Michael W. Hamilton

the following described real estate in MADISON County, Iowa:

Lot Seven (7) in Block Three (3) of the Original Town of Patterson, 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 COUNTY, MADISON

Dated: 9-21-95

On this 21st day of September, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Trice

Nancy Trice
 Nancy Trice (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.

(Grantor)

George J. Bown

(Grantor)

(This form of acknowledgment is required for all deeds.)
 GEORGE I. BOWN Notary Public
10-21-95