

REAL ESTATE TRANSFER  
TAX PAID 39  
STAMP # 20  
\$ 175  
*Michelle Utzler*  
RECORDER  
9-27-95 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPASSED

FILED NO. 879  
BOOK 60 PAGE 480  
95 SEP 29 PH 3:24  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One Hundred Ten Thousand and no/100 (\$110,000.00) - -  
Dollar(s) and other valuable consideration, Jeanne E. Kuentzel, single

do hereby Convey to Michael L. Gates

the following described real estate in Madison County, Iowa:

**Lot Seven (7) in Block Twenty-three (23) of West Addition to the  
Town 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: September 27, 1995

SS: MADISON COUNTY,

On this 27 day of September,  
19 95, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Jeanne E. Kuentzel

*Jeanne E. Kuentzel*  
\_\_\_\_\_  
Jeanne E. Kuentzel (Grantor)

\_\_\_\_\_ (Grantor)

to me known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

*Steven P. Weeks*  
\_\_\_\_\_  
Notary Public (Grantor)

(This form of acknowledgement for individual grantor(s) only) \_\_\_\_\_ (Grantor)

