

ORIGINAL

COMPUTER RECORDED COMPARED

REC \$3.00 AND \$5.00 R.M.F. \$1.00

REAL ESTATE TRANSFER TAX PAID 40 STAMP # \$23,944.11 9-29-95 DATE COUNTY

FILED NO: 881 BOOK 60 PAGE 481 95 SEP 29 PM 3:45 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Fifteen Thousand and no/100- (\$15,000.00) Dollar(s) and other valuable consideration, Arlouine Hoskins, an unmarried person,

do hereby Convey to Betty I. Moore

the following described real estate in Madison County, Iowa:

Lot Eight (8) in the Southwest Section of the Original Town of St. Charles, Madison County, Iowa.

This Warranty Deed is given in fulfillment of the Real Estate Contract dated April 6, 1982, and recorded April 8, 1982, in Town Lot Deed Record 50 on page 457, in the office of the Madison County, Iowa, Recorder, and the Real Estate Contract dated June 1, 1990, and recorded September 20, 1990, in Town Lot Deed Record 56 on page 210, in the office of the Madison County, Iowa, Recorder.

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 28, 1995

MADISON COUNTY, ss: On this 28th day of September, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Arlouine Hoskins

Arlouine Hoskins (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.

NEVA CUNNINGHAM MY COMMISSION EXPIRES Jan 10, 1996

Neva Cunningham Notary Public

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