



FILED NO. 2543

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96 MAR 19 PM 4: 07

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Thirty-seven Thousand and no/100 (\$37,000.00) - - -
Dollar(s) and other valuable consideration, Jeffery A. Dolton and Doris M. Dolton,
husband and wife

do hereby Convey to J and E Enterprises, Inc.

the following described real estate in Madison County, Iowa:

**Lot A of the Subdivision of the East 133 feet of Lot One (1) of
the Depot Addition to Winterset, Madison County, Iowa**

**This deed is in fulfillment of the real estate contract dated
March 1, 1993 and recorded March 31, 1993 in the Madison County
Recorder's Office in Book 58 at page 251**

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

COMPUTER
RECORDED
COMPARED

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: March 18, 1996

SS:
MADISON COUNTY,
On this 18th day of March,
19 96, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Jeffery A. Dolton and
Doris M. Dolton

Jeffery A. Dolton (Grantor)

Doris M. Dolton (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.

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

(Grantor)

(Grantor)