

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

COMPUTER   
RECORDED   
COMPALED

REAL ESTATE TRANSFER TAX PAID <u>46</u>
STAMP #
\$ <u>31,200.00</u>
<u>Michelle Utsler</u> RECORDER
<u>3-26-96</u> DATE <u>Madison</u> COUNTY

FILED NO. 2601  
BOOK 60 PAGE 799  
96 MAR 26 PM 3:09  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Twenty Thousand and no/100 (\$20,000.00) - - - - -  
Dollar(s) and other valuable consideration, Dorothy Lee Graham, single

do hereby Convey to Marianne Fons

the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Nineteen (19) of the Original Town of  
Winterset, Madison County, Iowa,

This deed is in fulfillment of a real estate contract, dated and  
filed for record on August 10, 1993 in the Madison County  
Recorder's Office in Book 58 at page 505.

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 26, 1996

MADISON COUNTY, SS:

On this 26<sup>th</sup> day of March,  
19 96, before me, the undersigned, a Notary Public  
in and for said State, personally appeared \_\_\_\_\_  
Dorothy Lee Graham

Dorothy Lee Graham  
Dorothy Lee Graham (Grantor)

to be 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.

Norman J. Shaw  
Notary Public

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

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

(This form is for acknowledgement for individual grantor(s) only)

774 Corn Appeals 1/29/99

DEED RECORD 60

(Grantor) 799