



FILED NO. 2965  
BOOK 61 PAGE 40  
96 APR 30 PM 3:58  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of SEVENTY-TWO THOUSAND-----(\$72,000.00)-----  
Dollar(s) and other valuable consideration,

Thomas E. Helms and Barbara E. Helms, Husband and Wife,  
do hereby Convey to

Gregory K. Hice and Paulette C. Hice

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The North Half (N 1/2) of Lots Five (5) and Six (6) in Block Four (4) of West Addition to the City of Winterset, Madison County, Iowa

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

COMPUTER   
RECORDED   
COMPALED

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: April 18, 1996

MADISON COUNTY, ss:  
On this 22 day of April,  
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas E. Helms and Barbara E. Helms

Thomas E. Helms (Grantor)  
Barbara E. Helms (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.

Larry D. Watts  
Notary Public LARRY D. WATTS (Grantor)  
MY COMMISSION EXPIRES 11-1-97

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