

Return to :
Richard S Melroy
RR 4 Box 147
Winterset, Iowa

REAL ESTATE TRANSFER TAX PAID
<u>36</u>
STAMP #
<u>140</u>
<i>Michelle R. Melroy</i>
RECORDER
<u>11-30-95</u> <u>Madison</u>
DATE COUNTY

COMPUTER
RECORDED
INDEXED

FILED NO. 1527
BOOK 135 PAGE 285
95 NOV 30 PM 12:02

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eighty-eight thousand and no/100-----(\$88,000.00)
Dollar(s) and other valuable consideration,
BRUCE A. WOODS AND KAREN J. WOODS, Husband and Wife,

do hereby Convey to
RICHARD S. MELROY AND MICHELLE R. MELROY,

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

A tract of land commencing at the Southwest Corner of the Southwest
Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty
(30), in Township Seventy-six (76) North, Range Twenty-eight (28)
West of the 5th P.M., Madison County, Iowa, running thence North
346 feet, thence East 296 feet, thence South 346 feet, thence West
296 feet to the Point of Beginning.

At the time the deed that was filed on March 21, 1985 and recorded in Book
118 at Page 510 we were husband and wife to each other.

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: November 14, 1995

MADISON COUNTY, ss:

On this 14 day of NOVEMBER,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Bruce A. Woods and Karen J.
Woods

Bruce A. Woods
Bruce A. Woods (Grantor)

Karen J. Woods
Karen J. Woods (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.

Charles E. Tucker, Jr.
Charles E. Tucker, Jr. Notary Public

Charles E. Tucker, Jr.
(Grantor)

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