

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>3</u>
\$ <u>120.00</u>
<u>Michelle Utsler</u>
RECORDER
<u>12-1-95</u> <u>Madison</u>
DATE COUNTY

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

FILED NO. 1550
 BOOK 60 PAGE 618
 95 DEC -1 PH 3:31
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMM. ✓
 RECORDED ✓
 COMP. ✓

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy-five thousand five hundred & no/100--- Dollar(s) and other valuable consideration,
Craig L Wagner and Wilma Jean Wagner, husband and wife,

do hereby Convey to
Jeffrey P. Porter and Alycia H. Porter,

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

Lot Three (3) of Northwest Development Plat 1, to the City of Winterset, Madison County, Iowa.

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 22, 1995

MADISON COUNTY, ss:

On this 22nd day of November, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig Lee Wagner and Wilma Jean Wagner

Craig L Wagner (Grantor)

Wilma Jean Wagner (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.

George I. Bown
 Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors only)

