

REC \$ 15.00  
ADD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1758  
BOOK 60 PAGE 666  
95 DEC 27 PM 3:18

CONFIRMED   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of a gift from parent to child  
Dollar(s) and other valuable consideration, Lois Breeding, single

do hereby Convey to Richard G. Breeding

the following described real estate in Madison County, Iowa:

The West Twenty-two and one-half (22½) Feet of the East Forty-three (43) Feet of Lot Four (4) in Block Twenty-four (24) of the Original Town of Winterset

This instrument is a gift from parent to child without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

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: December 26, 1995

MADISON COUNTY,

On this 26th day of December,  
19 95, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Lois Breeding

Lois Breeding  
Lois Breeding (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

John E. Casper Notary Public

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

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