THE IOWA STATE BAR ASSOCIATION Official Form No. 101

CONTRACTO FIGORAGE CONTRACTO

> REC \$ 100 PLIATE \$ 1.00

REAL ESTATE TRANSFER
TAX PAID
SIAMP
SIAMP
RECORDER
DATE
QUINTY

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

FILED NO. 1760

BOOK 60 PAGE 667.

95 DEC 27 PH 3: 23

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

1

## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Thirty-nine Thousand Two Hundred Fifty and no/100 (\$39,250 Dollar(s) and other valuable consideration, Carroll G. Denton, husband of Ada E. Denton

do hereby Convey to Lawrence W. Bailey and Myrtle Bailey, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common

the following described real estate in \_\_\_\_\_ Madison \_\_\_\_ County, lowa:

The West 64 Feet of Lot Seven (7) in Block Eight (8) in West Addition, 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF	DATED: November 14, 1995
On this day of  19, before me, the undersigned, a Notary Public in and for sald State, personally appeared	Carroll G. Denton (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	Joyce Arene Young, under Pow (Grantor) of Attorney, dated October 19, 1994
act and deed.	(Grantor)
Notary Public	
(This form of acknowledgement for individual grantor(s) only)	(Grantor)
	•

DEED RECORD 60

101 WARRANTY DEED 667 Revised April 1989

On this			COUNTY, SS:
	day of	, 19	before me, the undersigned, a Notary
Public in and for sa	id State, personally appo	eared	
	the identical persons name the same as their volunti	tary act and deed.	the foregoing instrument, and acknowledged
On this	day of	, 19	, before me, the undersigned, a Notary
bublic in and for said	id State, personally appe	eared	
	1		
<u> </u>			
me known to be t	the identical persons nam	ned in and who executed t	he foregoing instrument, and acknowledged
	the same as their volunta		
			, Notary Public
STATE OF IOW	VA ) ) SS		
MADISON COUN			
	•		
	<pre>14th day of N</pre>	November A.D. 1	1995, before me, a Notary Publi
personalType executed with acknowledged of said Carr	appeared Joyce foregoing in that that personal Denton.	Irene Young to strument in behon executed the s	me known to be the person whalf of Carroll G. Denton, a same as the voluntary act and de control of the state of Iowa