

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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NOTARY PUBLIC
STATE OF IOWA
COMMISSION EXPIRES

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912



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 East Twenty and one-half (20½) feet of Lot Four (4) in Block Twenty-four (24) of the Original Town of Winterset, Madison County, Iowa; and,

The North 66 feet of the West 60 feet of Lot Five (5) in Block Twenty-four (24) of the Original Town of Winterset, Madison County, Iowa.

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: January 02, 1996

ss: MADISON COUNTY,

On this 2nd day of January, 1996, 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 acknowledged that they executed the same as their voluntary act and deed.

John E. Casper
John E. Casper Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)