

**ORIGINAL 1836**

REAL ESTATE TRANSFER  
TAX PAID 3  
STAMP #  
5.79 / 20  
*Michelle Utsler*  
RECORDER  
1-3-96 Madison  
DATE COUNTY

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FILE NO. \_\_\_\_\_  
BOOK 60 PAGE 679  
96 JAN -3 PM 3:42  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273 (515/462-3731)

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

For the consideration of FIFTY THOUSAND----- (\$50,000.00)-----  
Dollar(s) and other valuable consideration,

Glen Almquist and Mary Frances Almquist, Husband and Wife

do hereby Convey to

Franklin D. Clark and Jason Clark

the following described real estate in Madison County, Iowa:

The North One-Third (N 1/3) of Lot One (1) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa. except the West 16 feet thereof heretofore conveyed for alley purposes.

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: January 3, 1996

MADISON COUNTY, ss:  
On this 3<sup>rd</sup> day of January,  
1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen Almquist and Mary Frances Almquist

*Glen Almquist*  
Glen Almquist (Grantor)

*Mary Frances Almquist*  
Mary Frances Almquist (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.

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

*Lewis H. Jordan*  
Lewis H. Jordan  
Notary Public

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

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