THE IOWA STATE BAR ASSOCIATION Official Form No. 101

REAL ESTATE TRANSFER
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MICHELLE UTSLESS
RECORDER
MADISON COUNTY IOWA

Preparer Information Jerrold B. Oliver

P.O. Box 230 Street Address Winterset City 515-462-3731 Phone

SPACE ABOVE THIS LINE FOR RECORDER

## **WARRANTY DEED**

For the consideration of <u>Twenty</u> Dollar(s) and other valuable considerat		and no/100(\$28,	000.00)
Freda F. Benjamin and Jo		ife and Husband,	
do hereby Convey to Diane V. Zeis,			
the following described real estate in _	Madison	County, lowa:	

Lot Five (5) in Block Nine (9) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

This Warranty Deed given in satisfaction of a Real Estate Contract dated June 1, 1993, recorded in Book 58, Page 361.

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,	Dated: 30,1896
Madison COUNTY,  On this 20 day of ,  19 96 , before me, the undersigned, a Notary  Public in and for said State, personally appeared /  Joseph Benjamin, individually and as attorney-in-fact for /  Freda F. Benjamin /	Freda F. Benjamin  By Manual Benjamin, her attorney-(Grantor)  in-fact  Joseph Benjamin (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)
(This form of acknowledgment for individual grantor(s) only)  JERROLD B. OLIVER MY COMMISSION EXPIRES August 26, 1997	(Grantor)

101 WARRANTY DEED Revised November, 1995