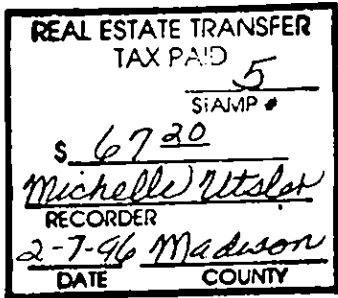


THE IOWA STATE BAR ASSOCIATION Official Form No. 103 ISBA# 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa



REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 2140
BOOK 60 PAGE 704
96 FEB -7 PM 2:16
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, 515-462-3731

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-two thousand five hundred---(\$42,500.00) Dollar(s) and other valuable consideration, Jer-Ela Properties, a partnership,

do hereby Convey to Herbert D. Saveraid and Dolores C. Saveraid,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Lot Seven (7) Block Two (2) Railroad Addition to the Town of 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 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, COUNTY of Polk. On this 1 day of Feb, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dated: February 1-1996. Jer-Ela Properties, A Partnership By Gilbert J. Andreini (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.

Suzanne T. Hills, Notary Public

(Grantor) (Grantor) (Grantor) (Grantor)

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



STATE OF Iowa, COUNTY OF Madison, ss:

On this 1 day of Feb, 19 96, before me, the undersigned, a Notary Public in and for the said State, personally appeared Gilbert J. Andreini, to me personally known, who being by me duly sworn, did say that the person is one of the partners of Jer-Ela Properties

a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Suzanne T. Hills

_____, Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of partnerships