

REAL ESTATE TRANSFER TAX PAID \$ 32 80 STAMP # 7 RECORDER MICHELLE UTSELL DATE 1-8-96 MADISON COUNTY

COMPUTER RECORDED COMPARED REC \$ 5.00 AUD \$ 5.00 R.M.F. \$ 1.00

FILED NO. 2155 BOOK 60 PAGE 708 96 FEB -8 PM 4:05 MICHELLE UTSELL 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 Twenty-one Thousand and no/100 (\$21,000.00) - - - - Dollar(s) and other valuable consideration, William E. Evison and Margaret Jane Evison, husband and wife,

do hereby Convey to James A. Maw and Connie J. Maw, as Tenants in Common

the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Seventeen (17) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa

This deed is in fulfillment of a real estate contract dated June 25, 1976 and filed for record on June 28, 1976 in Book 47 at page 184 in the Madison County Recorder's Office.

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 15, 1996

ss: MADISON COUNTY, On this 16 day of January 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared William E. Evison and Margaret Jane Evison

William E. Evison (Grantor)

Margaret Jane Evison (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.

Beth Flander Notary Public (This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)