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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of -----LOVE AND AFFECTION-----
Dollar(s) and other valuable consideration,

Helen M. Duff and Leslie I. Duff, Wife and Husband,

do hereby Convey to

Helen M. Duff and Leslie I. Duff,

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

Lot Three (3) in Block Eight (8) of A. B. Shriver's
Addition to the Town of Winterset, Madison County, Iowa

(Consideration is less than Five Hundred Dollars)

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: February 15, 1996

ss: MADISON COUNTY,

On this 15th day of February,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Helen M. Duff and Leslie I. Duff

Helen M. Duff
Helen M. Duff (Grantor)

Leslie I. Duff
Leslie I. Duff (Grantor)

to make 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.

Lewis H. Jordan
Notary Public

(Grantor)

(Grantor)

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