

THE IOWA STATE BAR ASSOCIATION Official Form No. 103	ISBA# 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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 MICHELLE GUTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset (515)462-3731
 Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)
 Dollar(s) and other valuable consideration,

JULIE R. DANIELS, Single,

do hereby Convey to

JULIE R. DANIELS and WANDA KAY KLINE

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

The North Half (N 1/2) of Lots One (1) and Two (2) in Block Two (2) of Clanton's Addition of 1888 to St. Charles, Madison County, Iowa.

The consideration for this deed is less than \$500.00; therefore, no Declaration of Value or Groundwater Hazard Statement is required.

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 13, 1996

MADISON COUNTY, ss: Julie R. Daniels
 On this 13th day of February, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Julie R. Daniels (Grantor)

_____ (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)

_____ (Grantor)

Ann M. Anderson Notary Public _____ (Grantor)

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

ANN M. ANDERSON
 MY COMMISSION EXPIRES
2-15-1999