

REAL ESTATE TRANSFER
TAX PAID 25
STAMP
\$ 15.22
Michelle Utzler
RECORDER
2-27-96 Madison
DATE COUNTY

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

FILED NO. 2296

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96 FEB 27 PM 3:07

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TEN THOUSAND (\$10,000.00)---
Dollar(s) and other valuable consideration,
Beverly A. Fisher, formerly known as Beverly A. England, and
Dennis E. Fisher, Wife and Husband,

do hereby Convey to

Dan Patterson and Cindy Patterson, Husband and Wife
d/b/a Patterson Rental Partnership
the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Thirty-one (31) of the Original
Town of Winterset, Madison County, Iowa.

This Deed is given in fulfillment of Real Estate Contract
dated May 19, 1993, and filed for record Jun 3 29, 1993, at
Town Lot Deed Record 58, Page 418 in the Office of the
Madison County Recorder

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: January 22, 1996

FLOYD COUNTY, ss:
On this 27th day of January,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Beverly A. Fisher and Dennis E.
Fisher

Beverly A. Fisher
Beverly A. Fisher (Grantor)

Dennis E. Fisher
Dennis E. Fisher (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.

[Signature]
Notary Public
(This form is for acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

DEED RECORD 60

731