

FILED NO. 2367

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MICHELLE UTSELL  
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,

JOHN SAFFORD and NANCY J. SAFFORD, Husband and Wife,

do hereby Convey to  
JOHN SAFFORD and NANCY J. SAFFORD

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

Lot Four (4) and the West Half (W 1/2) of Lot Three (3) in Block Fourteen (14) of West Addition to the City of Winterset, Madison County, Iowa.

This is a deed between husband and wife without consideration; 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: Feb 27, 1996

SS: MADISON COUNTY  
On this 27 day of January ~~Feb~~, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared John Safford and Nancy J. Safford

John Safford  
John Safford (Grantor)

Nancy J. Safford  
Nancy J. Safford (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.

Jerrold B. Oliver  
Notary Public (Grantor)

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

