

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 21
STAMP
\$ 40.00
Michelle Utsler
RECORDER
5-14-96 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. 3106
BOOK 61 PAGE 56
96 MAY 14 AM 10:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-FIVE THOUSAND FIVE HUNDRED--- (\$25,500.00)
Dollar(s) and other valuable consideration,
CECIL W. ACKELSON and ETHEL EILEEN ACKELSON, Husband and Wife

do hereby Convey to
CYNTHIA L. BROWN, A SINGLE PERSON

the following described real estate in Madison County, Iowa:

The East 54 Feet of the North 44 Feet of Lot Eight (8) in Block
Five (5) of Pitzer & Knight's Addition to the Town of Winterset,
Madison County, Iowa.

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: May 13, 1996

MADISON COUNTY, ss:

On this 13th day of May,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ethel Eileen Ackelson

Ethel Eileen Ackelson
Ethel Eileen Ackelson (Grantor)

Cecil W. Ackelson, by
Ethel Eileen Ackelson, Attorney-in-fact
Cecil W. Ackelson, by (Grantor)
Ethel Eileen Ackelson, Attorney-in-fact

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.

Steven D. Warrington
Notary Public

(The individual grantor(s) only)





STATE OF IOWA, COUNTY OF MADISON, ss:

On this 13th day of May, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Ethel Eileen Ackelson, to me known to be the person who executed the foregoing instrument in behalf of Cecil W. Ackelson and acknowledged that ~~she~~ (she) executed the same as the voluntary act and deed of said Cecil W. Ackelson




, Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney