

REAL ESTATE TRANSFER
TAX PAID 25
STAMP
\$ 55.20
Michelle Utsler
RECORDER
5-16-96 Madison
DATE COUNTY

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

FILED NO. 3143
BOOK 61 PAGE 62
96 MAY 16 PM 2:15

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

John E. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty-five Thousand and no/100 (\$35,000.00) - - - -
Dollar(s) and other valuable consideration, James E. Vance and Beverly D. Vance,
husband and wife

do hereby Convey to Thomas R. Johnston and Roxanne Johnston, husband and
wife

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

Lot Twenty-nine (29) and a tract commencing at the Northwest corner of said Lot and running North 8½ feet, thence East 62 feet, thence South 8½ feet to the Northeast corner of said Lot, thence West to the point of beginning, in Block Four (4) of Danforth's Second Addition to 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, ss:
MADISON COUNTY,

Dated: May 1, 1996

On this 1st day of May, 1996, before me the undersigned, a Notary Public in and for said State, personally appeared James E. Vance and Beverly D. Vance

James E. Vance
James E. Vance (Grantor)

Beverly D. Vance
Beverly D. Vance (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.

D.A. Bolton
Notary Public
in and for said state

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

