

REC 5.00
AUD 5.00
R.M.F. 3.00

REAL ESTATE TRANSFER
TAX PAID 30
STAMP
\$ 103.20
RECORDED
5-29-96
DATE COUNTY

FILED NO. 3307

BOOK 61 PAGE 161

96 MAY 29 PM 4:21

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

515/462-3731

Preparer
Information

Lewis H. Jordan
Individual's Name

P.O. Box 230
Street Address

Winterset
City

Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY-FIVE THOUSAND----- (\$65,000.00)-----
Dollar(s) and other valuable consideration,

Betty J. Carlton, Single

do hereby Convey to

Martin Fairholm

the following described real estate in Madison County, Iowa:

The East 63 1/2 feet of the West 127 1/2 feet of
Lot Three (3) and the East 24 feet of Lot Ten (10)
of Burger's Four Acre Lot in 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 24, 1996

ss:

MADISON COUNTY,

On this 24 day of May,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Betty J. Carlton
Betty J. Carlton (Grantor)

Betty J. Carlton

(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)

Steven R. Weeks

Notary Public

(Grantor)

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

