

ORIGINAL

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA # 05813 Jordan, Oliver & Walters, P.O. Box 230  
Winterset IA 50273 Ph. 515-462-3731

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

REAL ESTATE TRANSFER  
TAX PAID 16  
STAMP # 75  
Michelle Utsler  
RECORDER  
7-12-96 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 122  
BOOK 136 PAGE 479

96 JUL 12 PM 2: 14

REC 5 122  
AUG 5 122  
R.M.F. 5 122

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P O Box 230 Winterset IA 515-462-3731  
Individual's Name Street Address City Phone



SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-six Thousand and no/100 - - - - (\$46,000.00)  
Dollar(s) and other valuable consideration,  
Raymond C. McDonald and Nellie R. McDonald, husband and wife,

do hereby Convey to  
Bryce J. Webb and Peggy J. Webb

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

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of  
Section Twenty-three (23) in Township Seventy-six (76) North, Range  
Twenty-eight (28) West of the 5th P.M., 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: July, 1996

MADISON COUNTY, SS:

On this 12<sup>th</sup> day of July,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Raymond C. McDonald and Nellie  
R. McDonald

Raymond C. McDonald  
Raymond C. McDonald (Grantor)

Nellie R. McDonald  
Nellie R. McDonald (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.

Steven D. Warrington

STEVEN D. WARRINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
12/27/97

(This form is for use by the grantor(s) only)  
**UNION STATE BANK**  
201 W. Court  
WINTERSSET, IOWA 50273