

REC \$ 500
ADD \$ 500
R.M.F. \$ 100

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BOOK 61 PAGE 246

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

WARRANTY DEED

IN CONSIDERATION OF PERFECTING TITLE,

GRACE DECKER,

an unmarried person,

does hereby CONVEY unto

GENEVA L. HAWTHORNE-HELM,

the following described real estate located in Madison County, Iowa:

Lot Eight (8) of the Re-subdivision of Block Twenty-one (21) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

This Warranty Deed is delivered and recorded to correct an error in the legal description of the Warranty Deed dated May 14, 1996, and recorded on May 15, 1996 in Book 61 at Page 60 of the Records in the Madison County Recorder's Office.

No Transfer Tax
Exempt Pursuant to §428A.2(10), Code of Iowa, (1995).

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, I have subscribed my name on this _____ day of _____, 1996.

Dean Decker P.O.A.
Grace Decker by Dean Decker as Attorney-in-Fact
For Grace Decker

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, MADISON COUNTY, SS:

On this 25th day of July, 1996, before me, a Notary Public in and for said County and State, personally appeared Dean Decker as Attorney-in-Fact for Grace Decker, to me known to be the identical person named in and who executed the same as his voluntary act and deed.

Gina M. Hackett
Notary Public in and for the State of Iowa

