

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

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

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

COMPUTER
RECORDED
COMPALED

REAL ESTATE TRANSFER
TAX PAID 5
STAMP
\$ 18.90
Michelle Utsler
RECORDER
8-2-96 DATE Madison COUNTY

FILED NO. 347
BOOK 61 PAGE 258
96 AUG -2 PM 3:11

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



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twelve Thousand and no/100- - - - - (\$12,000)
Dollar(s) and other valuable consideration,
Fred Bailey, an unmarried person

do hereby Convey to
James Clancy and Irene Clancy, 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 Six (6) in Block Eighteen (18) of Pitzer & Knight's Addition to
the Town of Winterset, Madison County, Iowa.

This Warranty Deed is given in fulfillment of a Real Estate
Contract recorded January 15, 1990, in Book 55 on page 573, in the
office of the Madison County Recorder.

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 CALIFORNIA Dated: JULY 20, 1996

LOS ANGELES COUNTY, ss:
On this 20th day of JULY,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
FRED BAILEY

Fred Bailey
FRED BAILEY (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.

[Signature]
Notary Public

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

AMY L. JOHNSON
Commission #1067278
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Aug 2, 1999

(Grantor)