

ORIGINAL

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 02714 Jordan, Oliver & Walters, P.C.
Box 230, Winterset, IA 50273 (515/462-3731)

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

REC 25.00
ADD 5.00
R.M.F. \$1.00

REAL ESTATE TRANSFER
TAX PAID 6
STAMP
\$ 68.00
RECORDED
8-2-96
DATE COUNTY

FILED NO. 348

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96 AUG -2 PM 3: 15

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER 4
RECORDED 4
COMPILED 4

Preparer Information G. Stephen Walters
Individual's Name

P O Box 230
Street Address

Winterset IA
City

515-462-3731
Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Forty-three Thousand and no/100- - - - (\$43,000)
Dollar(s) and other valuable consideration,
James Clancy and Irene Clancy, husband and wife,

do hereby Convey to
Edna M. Brown, Single

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.

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: 7-31, 1996

MADISON COUNTY, SS:

On this 31 day of July,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
James Clancy and Irene Clancy

James Clancy (Grantor)

Irene Clancy (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 R. Weeks

Notary Public

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

STEVEN R. WEEKS
MY COMMISSION EXPIRES
7/30/99

(Grantor)

DEED RECORD 61

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