

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

REAL ESTATE TRANSFER  
TAX PAID 17  
STAMP  
\$ 135.20  
Michelle Utsler  
RECORDED  
DATE COUNTY

FILED NO. 434

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96 AUG 13 AM 10:14

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPLETED

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 Eighty-five Thousand and no/100 - - - - (\$85,000)  
Dollar(s) and other valuable consideration,  
Phillip Todd Morris and Christie S. Morris, husband and wife,

do hereby Convey to  
David L. Van Horn and Elaine B. Hoversten, 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 Ten (10) of West Court Addition to 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: August 12, 1996

MADISON COUNTY, ss:

On this 12 day of August,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Phillip Todd Morris and Christie  
S. Morris

Phillip Todd Morris  
Phillip Todd Morris (Grantor)

Christie S Morris  
Christie S. Morris (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

(Grantor)

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

(Grantor)

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