

REAL ESTATE TRANSFER TAX
TAX \$ 18
Stamp #
\$ 80 80
<i>Michelle Utsler</i>
RECORDER
2-26-97 Madison
DATE COUNTY

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

FILED NO. 2261

BOOK 61 PAGE 563

97 FEB 26 Pli 1:46

COMPILED ✓
RECORDED ✓
COMPARED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
515/462-3731

Preparer Information Jerrold B. Oliver P.O. Box 230
Individual's Name Street Address

Winterset City Phone 515/462-3731



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-ONE THOUSAND-----(\$51,000.00)---
Dollar(s) and other valuable consideration,

George W. Marlin and Christine Elizabeth Marlin, Husband and Wife,

do hereby Convey to

Matthew A. Leonard and Lisa M. Kneedler,

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

Lot One (1) of Wilson's Four-Acre Lot in 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: February 7, 1997

MADISON COUNTY, ss:

On this 10 day of Feb.,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared
George W. Marlin and
Christine Elizabeth Marlin

George W. Marlin
George W. Marlin (Grantor)

Christine Elizabeth Marlin
Christine Elizabeth Marlin (Grantor)

to me (know) 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.

Patrick F. Cochran
Notary Public

(Grantor)

(Grantor)

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