

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER
TAX PAID
STAMP # 10
\$ 16.80
RECORDER M. Utzler
DATE 3-3-97 COUNTY Madison

FILED NO. 2339

BOOK 61 PAGE 573

97 MAR -3 PM 4: 22

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer

Donald M. Flender 223 East Court Winterset IA 50273-0067 (515) 462-4912



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Eleven Thousand and no/100 (\$11,000.00) - - - -
Dollar(s) and other valuable consideration,
Barbara J. Witt, single

do hereby Convey to
Tony Magnani

the following described real estate in Madison County, Iowa:

Commencing at the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence running North 20 feet to the point of beginning, thence East 304 feet, thence North 450 feet, thence West 304 feet, thence South 450 feet to the point of beginning

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: December 11, 1996

MADISON COUNTY,
On this 11th day of December,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Barbara J. Witt

Barbara J. Witt
Barbara J. Witt (Grantor)

(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.

Beth Flender
BETH FLENDER
Notary Public

(Grantor)

(Grantor)

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