

23, 1779

REAL ESTATE TRANSFER
TAX PAID
33
STAMP
\$ 36.00
Michelle Utzler
RECORDER
3-17-97 *Madison*
DATE COUNTY

COMPILED
RECORDED
COMPARED

REC 5 ¹⁰
AUD 5 ¹⁰
R.M.F. 1 ¹⁰

FILED NO. 2566

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97 MAR 27 PM 1:37

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information David M. Erickson, 666 Walnut, Suite 2500, Des Moines, IA 50309; 515-288-2500
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and 00/100 Dollar(s) and other valuable consideration,
Jerry Simmons, Jr., a/k/a Jerry D. Simmons, a single person

do hereby Convey to
City of Winterset, Iowa

the following described real estate in Madison County, Iowa:

Lot One (1) of Mill Addition to the Original Town of Winterset, Madison County, Iowa.

and A tract bounded by a line described as commencing at the NE corner of lot Six (6) of Mill Addition to the Town of Winterset, Madison County, Iowa, thence North 16-1/2 feet, thence West 61 feet 8 inches, thence South 16-1/2 feet, thence East 61 feet 8 inches to the point of beginning, being the vacated alley lying between Lots 1 and 2 and the East One-Half (E-1/2) of Lot Six (6) of the Mill Addition to the City 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: 3-19-97

POLK COUNTY, SS:

On this 19 day of March, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry Simmons, Jr., a/k/a Jerry D. Simmons, a single person

Jerry D. Simmons
JERRY SIMMONS, JR., a/k/a (Grantor)
JERRY D. SIMMONS

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.

Jamie E. Martin
Notary Public

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