

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAID
STAMP #
\$ 82 40
Michelle Utaler
RECORDER
4-2-97 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPALED

FILED NO. **2643**
BOOK 137 PAGE 380
97 APR -2 AM 11:52

REC \$ 10 00
ADD \$ 5 00
R.M.F. \$ 1 00

MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA
(515) 462-4912

Leonard M. Flander 223 East Court Winterset IA 50273-0067



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fifty-two Thousand and no/100 (\$52,000.00) - - - -
Dollar(s) and other valuable consideration, Rowena S. Winters, single

do hereby Convey to James W. Agnew and Marian J. Agnew, 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:

The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section
Thirteen (13), Township Seventy-four (74) North, Range Twenty-seven
(27) West of the 5th P.M., 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 _____ ss:
_____ COUNTY,

Dated: April 1, 1997

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said State, personally appeared _____

Rowena S. Winters
(Grantor)

By Shirley M. Johnson
Shirley M. Johnson (Grantor)
under Power of Attorney,
dated March 21, 1994

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.

(Grantor)

Notary Public
in and for said state

(Grantor)

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

9801

STATE OF _____ COUNTY,ss:

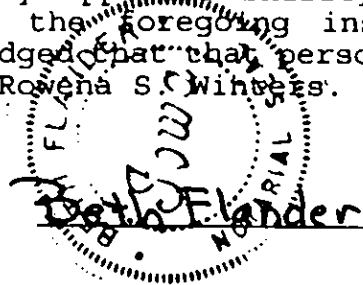
On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____

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.

_____, Notary Public
in and for said state

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 2nd day of April, A.D. 1997, before me, a Notary Public, personally appeared Shirley M. Johnson to me known to be the person who executed the foregoing instrument in behalf of Rowena S. Winters, and acknowledged that that person executed the same as the voluntary act and deed of said Rowena S. Winters.



Beth Flander
Notary Public in the State of Iowa