

ORIGINAL

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 ISBA# 05813 Jordan, Olliver & Walters, P.O. Box 230 Winterset IA 50273 Ph. 515-462-3731 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID 37 STAMP \$ 1.32 80 Michelle Utsler RECORDER 11-27-96 Madison COUNTY DATE COUNTY

File No 1485 BOOK 61 PAGE 455 96 NOV 27 AM 11:04 REC 5 AUD 5 R.M.F. 5 MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

COMPUTER RECORDED COMPARED

Preparer Information Lewis H. Jordan P O Box 230 Winterset IA 515-462-3731 Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Eighty-three Thousand and no/100- - - (\$83,000) Dollar(s) and other valuable consideration, Jeffery A. Hansen and Sue D. Hansen, husband and wife

do hereby Convey to James R. Cook and Kathryn F. Fisher

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

Lot Four (4), in Block Eighteen (18), of West Addition to the Town of Winterset, Madison County, Iowa.

Grantors do Heraby 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: November 22, 1996

MADISON COUNTY, ss: On this 22 day of November 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffery A. Hansen and Sue D. Hansen

Jeffery A. Hansen (Grantor) Sue D. Hansen (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.

Sue D. Hansen (Grantor) Notary Public 11-1-97 (This form of acknowledgment for individual grantor(s) only)