

**ORIGINAL**  
1752

COMPUTER   
RECORDED   
COMPARED

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

REAL ESTATE TRANSFER TAX PAID	
30	
STAMP	
\$ 232.80	
T. J. Walters	
RECORDED	
11-25-96	Madison
DATE	COUNTY

FILED NO. 1752  
BOOK 61 PAGE 449  
96 NOV 25 PM 4:07  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information: Jerrold B. Oliver Individual's Name    P.O. Box 230 Street Address    Winterset City    515/462-3731 Phone

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED - JOINT TENANCY**

For the consideration of ONE HUNDRED FORTY-SIX THOUSAND----(\$146,000.00)--- Dollar(s) and other valuable consideration,

Jeanne I. Cooper and Richard L. Cooper, Wife and Husband,  
do hereby Convey to

Joseph M. Gail and Suzan K. Gail,

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

Lot Twenty-six (26) in Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa,



This deed is given in fulfillment of a real estate contract dated and filed at the Madison County Recorder's Office in Book ~~55~~ Page 306. This deed is exempt from the Ground Hazard and Declaration of Value as provided in Iowa Code Chapter 428A.1

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: November 18, 1996

ss: MADISON COUNTY,  
On this 25 day of November, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeanne I. Cooper and Richard L. Cooper

Jeanne I. Cooper (Grantor)

Richard L. Cooper (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.

Berry D. Walters  
11-1-97 Notary Public

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