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96 DEC -3 PM 1:57

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC 5 12/2
AC 5 12
RMF 5 12

Prepared by: Robert A. Gottschald, PO Box 416, Indianola IA 50125 - Phone 515-961-7445

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of \$1.00 (One)
Dollar(s) and other valuable consideration,
DALE G. MORRISON and DENISE L. TARRENCE, tenants-in-common

do hereby Convey to DALE G. MORRISON, single-unmarried, an UNDIVIDED 1/5 INTEREST
and DENISE L. TARRENCE, single-unmarried, an UNDIVIDED 4/5 INTEREST
the following described real estate in MADISON County, Iowa:

The North 75 feet of Lot One (1) of Helen McCall Huntoon Addition, Plat 1 in
Madison County, Iowa. *Winterset (df)*

and

An easement for construction, maintenance and reconstruction of sewer service and
any other utility-type service over the East 10 feet of the remainder of Lot one (1)
described above.

and

A driveway easement, including the right to construct, maintain and reconstruct a
driveway, over the following described property:

Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon
Addition Plat No. 1, City of Winterset, Madison County, Iowa, thence,
along the West line of said Lot 1, South 00°31'00" East 52.00 feet to
the Point of Beginning of a Driveway Easement; thence South
71°25'10" East 72.54 feet to the South line of the North 75 feet of
said Lot 1; thence, along said South line, North 89°54'09" West 68.56
feet to the West line of said Lot 1; thence North 00°31'00" West
23.00 feet to the Point of Beginning.

Exempt per 428.2(10)

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 acknowledgement hereof, shall be construed as in the singular or plural
number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
SS: Madison COUNTY,

DATED: 12-3-96

On this 3 day of December,
1996, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Dale G. Morrison &
Denise L. Tarrence

Dale G. Morrison
DALE G. MORRISON (Grantor)

Denise L. Tarrence
DENISE L. TARRENCE (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

(Grantor)

Tracy Faust Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

