

COMPUTER ☒
RECORDED ☒
COMPARED ☒

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

REAL ESTATE TRANSFER TAX PAID	
STAMP	
\$ <u>44.00</u>	
RECORDED	DATE <u>12-20-96</u>
COUNTY <u>Madison</u>	

FILED NO. **1699**
BOOK 61 PAGE 494
96 DEC 20 PM 2:23
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

Know All Men by These Presents: That Tom and Lucinda Gillenwater, husband and wife

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto
Randy K. Ward and Melissa A. Ward, husband and wife

~~the following described real estate~~ the following described real estate,
situated in Polk County, Iowa, to-wit:

Lot One (1) and the North 16 $\frac{1}{2}$ feet of Lot
Two (2), in Block Three (3) of Atkinson's
First Addition to the Town of Truro, Madison
County, Iowa

This deed given in fulfillment of a contract filed at Book 60
Page 370 of the ~~Warren~~ Madison County Records.

TB LA

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

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

Signed this 18th day of December, 19 96

Tom Gillenwater
Tom Gillenwater

Lucinda Gillenwater
Lucinda Gillenwater

STATE OF Iowa, COUNTY OF Polk, ss:

On this 18th day of December, 19 96, before me, the undersigned,

Notary Public in and for the said state, personally appeared Tom and Lucinda Gillenwater, Married
to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Dorothea Holmquist

Notary Public in and for said state.



THE IOWA STATE BAR ASSOCIATION
Official Form No. 176

Revised April, 1992
This Printing April, 1992

(Section 558.39, Code of Iowa)