

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 02140

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

COMPUTER RECORDED
COUNTED

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 28
STAMP
\$ 63.20
RECORDED
12-31-96
DATE COUNTY

FILED NO: 1772

BOOK 61 PAGE 504

96 DEC 31 PM 2: 13

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: HALL & SCHLENKER
Stephen A. Hall, 115 S. Howard, Indianola, IA 50125; 515/961-2509



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration,
Shirley Bedwell, single and Gary Bedwell, single

do hereby Convey to
Glen D. Bedwell and Barbara H. Bedwell

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

Lot Five (5) in Block Fifteen (15) of Hartman and Young's Addition
to the Town of St. Charles, Madison County, Iowa.

Subject to easements of record.

This Deed is given in compliance and fulfillment of a contract of
sale recorded in Book 59 at Page 299 in the Office of the Madison
County Recorder. The Grantors covenant with the Grantees that the
premises are free from encumbrance except as to any liens or
encumbrances created or suffered to be created by the acts or
defaults of the Grantees.

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: 12-29-96
Madison COUNTY, SS:
On this 27 day of December
199 6, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Shirley Bedwell

Shirley Bedwell
Shirley Bedwell (Grantor)

Gary Bedwell
Gary Bedwell (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.

Lynn Hakeman

LYNN HAKEMAN
MY COMMISSION EXPIRES
10/18/99

Notary Public

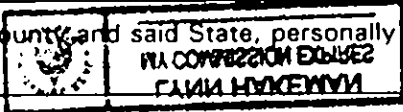
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

STATE OF _____ COUNTY, ss:

On this _____ day of December, 1996 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Gary Bedwell



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.

Carol E. Perry



Notary Public

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 199____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____

to me personally known, who, being by me duly sworn, did say that they are the _____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____

as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public