

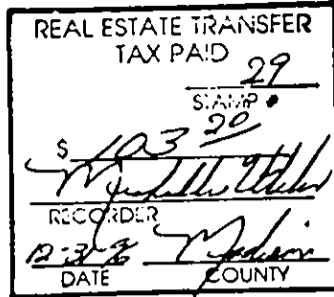
65,000
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 02140

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FILED NO. 1773
BOOK 61 PAGE 506
96 DEC 31 PM 2:16
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Glen D. Bedwell and Barbara H. Bedwell, husband and wife

do hereby Convey to
Matthew T. Gibbons and Darci J. Gibbons

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.

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,
ss:
WARREN COUNTY,
On this 29 day of December,
1996, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Glen D. Bedwell and Barbara H.
Bedwell

Dated: 12-29-96
Glen D. Bedwell
Glen D. Bedwell (Grantor)

Barbara H. Bedwell
Barbara H. 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.

Carol E. Perry



Notary Public

(Grantor)

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