

56,500

FILE NO. _____ FILED FOR RECORD THE _____ DAY OF _____ STATE OF IOWA, _____ COUNTY:
RECORDING FEE \$ _____, 19 _____ AT _____
TRANSFER FEE \$ _____ O'CLOCK _____ M. BOOK _____ PAGE _____ BY _____ RECORDER
DEPUTY

WARRANTY DEED

FOR VALUE RECEIVED, E. Marret Edwards and Patricia D. Edwards, husband and wife, do hereby CONVEY unto Mary Ruth Halda, the following described real estate in Madison County, Iowa:

The South Thirty-three (33') feet of Lot Three (3) and all of Lot Four (4) in Block Three (3) of Atkinson's First Addition to the Town of Truro, Madison County, Iowa,

Transfer Tax: \$ 89.60

Exempt transaction in fulfillment of real estate contract between the parties dated May 14, 1993, and filed May 18, 1993, in Book 58 at Page 322 of the Madison County Records.

The Grantors do hereby covenant with the Grantee and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the 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 above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, we have subscribed our names on this 14 day of May, 1993.

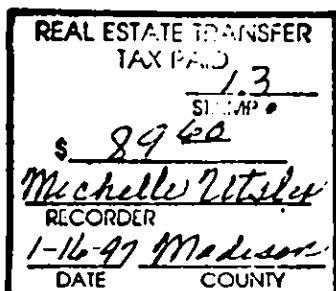
E. Marret Edwards
E. Marret Edwards (Grantor)
Patricia D. Edwards
Patricia D. Edwards

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, CLARKE COUNTY, ss:

On this 14 day of May, 1993, before me, a Notary Public in and for said County and State, personally appeared E. Marret Edwards and Patricia D. Edwards, husband and wife, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

Helen K. Saylor
Notary Public in and for the State of Iowa



REC 5.00
5.00
REF. 1.00

FILED NO. 1902
BOOK 61 PAGE 525
97 JAN 16 AM 10:26
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

DEED RECORD 61