REAL ESTATE TRANSFER

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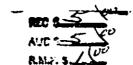
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COUNTY

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

1894 FILED NO .\_

BOOK 61 PAGE 524



97 JAN 15 AH 10: 30

MICHELLE UTSLEI RECORDER MADISON COUNTY 1000

Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912

## **WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE FOR RECORDER

)

For the consideration of $\_$ Dollar(s) and other valuable $\infty$	nsideration, Stev	e Berch and	Tina D. Berch,	husband
and wife			•	
do hereby Convey toSha	ron L. Gibson	and Fred L	. Cibson Wife	and-Husband-

A tract of land commencing 28% Rods East of the Southwest Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 196.9 feet, thence East 75 feet, thence South 196.9 feet, thence West 75 feet to the point of beginning,

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.

On this	STATE OF IOWA		Dated: <u>January / 4</u> ,	1997
Public in and for said State, personally appeared	MADISON			
Public in and for said State, personally appeared  Steve Berch  (Grand)  Steve Berch  Steve Berc	•		1+ B	. /
to me known to be the identical persons named in and who executed the toregoing instrument and acknowledged that they executed the same as their voluntary act and deed.  Toni Marie Tindle MY COMMISSION EXPIRES Notary Public (Gran	Public in and for said State, p	ersonally appeared	Steve Berch	(Grantor)
that they executed the same as their voluntary act and deed.  TONI MARIE TINDLE MY COMMISSION EXPIRES Notary Public  (Gran	to me known to be the identic:	al persons named in and who	Tina D. Berch	(Grantor)
Notary Public (Gran	that they executed the same			(Grantor)
(This form of acknowledgment in and for said state)	TOM A LIVY COM	Notary Public		(Grantor)
or Individual grantor(s) only) Tone mane climable				

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**103 WARRANTY DEED** Revised April, 1992