

COMPUTER
RECORDED
COMPUTER

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

REAL ESTATE TRANSFER
TAX PAID 3
STAMP #
\$ 29.50
M. J. [Signature]
2-4-97 [Signature]
DATE

STATE OF IOWA
MADISON COUNTY 2074

Filed for record the 4 day of Feb.
D. 19.97 at 3:19 o'clock P.M.
Recorded in book 61 on page 543
Michelle Utsler
Betty M. Neble

Preparer Information Jerrold B. Oliver
Individual's Name

P O Box 230
Street Address

Winterset, IA 515-462-3731
City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Eighteen Thousand Nine Hundred & no/100 (\$18,900)-
Dollar(s) and other valuable consideration,
Charles R. Lee and Geraldine M. Lee, husband and wife,

do hereby Convey to
Mary F. Chance, a/k/a Mary F. Reames,

the following described real estate in Madison County, Iowa:

Lot Two (2) of Mill Addition to the Town of Winterset, Madison
County, Iowa.

This Warranty Deed is in fulfillment of a Real Estate Contract
recorded in Book 54, page 749, in the office of the Madison County
Recorder.

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: January 4, 1997

MADISON COUNTY, ss:

On this 4 day of January,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Charles R. Lee and Geraldine M.
Lee

Charles R. Lee
Charles R. Lee (Grantor)

Geraldine M. Lee
Geraldine M. Lee (Grantor)

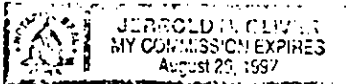
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Jerrold B. Oliver

Notary Public

(Grantor)

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



DEED RECORD 61

543