

COUNTER
RECORDED
COMPARED

REC. \$15.00
SUB. \$5.00
S.M. \$1.00

REAL ESTATE TRANSFER	
TAX PAID <u>35</u>	
STAMP #	
\$ <u>367.20</u>	
<u>Michelle L. Rushing</u>	
RECORDER	<u>M. Jackson</u>
DATE	COUNTY
<u>7-22-97</u>	

FILED NO: 307
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97 JUL 22 PM 4:07
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by and return to:
ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666
239, 900

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, **William Paul Winsor and Rita Winsor, husband and wife**, do hereby Convey unto **Terry N. Rushing and Michelle L. Rushing, husband and wife**, as Joint Tenants With Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Madison County, Iowa:

A tract of land in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the East line of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), North 00°00'00" 1,124.08 feet to the point of beginning; thence South 85°18'25" West 872.33 feet; thence North 08°54'44" West 265.16 feet to a point on the North line of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); thence along said North line, South 89°43'10" East 910.49 feet to the East line of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); thence South 00°00'00" 186.12 feet to the point of beginning. Said tract of land contains 4.593 acres, including 0.395 acres of highway right-of-way.

Locally known as 1373 Highway 169, Winterset, Iowa 50273.

Grantors to 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 relinquish 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:
COUNTY OF POLK)

Dated: June 22, 1997.

On this 22nd day of June, 1997, before me the undersigned, a Notary Public in and for said State, personally appeared **William Paul Winsor and Rita Winsor, husband and wife**, 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.

William Paul Winsor
William Paul Winsor

Rita Winsor
Rita Winsor

May B. Lathard
Notary Public in and for the State of Iowa

