

COMPUTER
RECORDED
COMPARED

DEED RECORD 61

828 2

REAL ESTATE TRANSFER	
TAX PAID <u>35</u>	
STAMP	
\$ <u>31.20</u>	
<i>[Signature]</i>	
RECORDED	<i>[Signature]</i>
DATE <u>7-28-97</u>	COUNTY <u>Madison</u>

FILED NO: 370
BOOK 61 PAGE 828
97 JUL 28 AM 10:30
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

20,000
M.C. 500
A.U. 500
R.M.F. 500

Prepared by Beverly Wild, 105 South 4th, Guthrie Center, IA 50115, 515/747-3075

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Roger Gifford and Jacqueline Coldiron, husband and wife, (Grantors) do hereby Convey to Eric D. Poore and Darcy M. Poore, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, (Grantees) the following described real estate in Madison County, Iowa:

Lot Nine (9) of Helen McCall Huntoon Addition Plat No. 3 to the City of Winterset, Madison County, Iowa

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 said 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.

Dated: 7-26-97

[Signature]
Roger Gifford

[Signature]
Jacqueline Coldiron

STATE OF IOWA, Madison COUNTY, ss:

On this 26th day of July, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared Roger Gifford and Jacqueline Coldiron, 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.

[Signature]
Notary Public in and for State of Iowa

