

COMPUTER   
RECORDED   
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FILED NO. 2770

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

97 APR 14 AM 11:17

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE (\$1.00)  
Dollar(s) and other valuable consideration,  
Frank Witt, A.K.A. Frank F. Witt, a single person

do hereby Convey to  
Frank F. Witt and Lois M. Witt

the following described real estate in Madison County, Iowa:  
The South Half (1/2) of the North Half (1/2) of the Southeast  
Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one  
(21), in Township Seventy-four (74) North, Range Twenty-six (26)  
West of the 5th P.M., Madison County, Iowa.

The consideration for this deed is less than \$500. Therefore, no  
declaration of value or groundwater statement is required.

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: 04-08-97

MADISON COUNTY, SS:

On this 8<sup>th</sup> day of April,  
19 97, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Frank F. Witt

Frank F. Witt  
Frank F. Witt (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.

(Grantor)

(Grantor)

Joanne K. DeCarlo  
Notary Public

(Grantor)

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

