

REG. \$ 5.00  
TAX. \$ 5.00  
L.M.F. \$ 1.00

FILED NO. 3097

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97 MAY -7 AM 10: 59

CONSIDER ✓  
RECORDED ✓  
COMPARED ✓

MICHELLE UTSLER  
RECORDER  
507-216-8867

Preparer Information Dean R. Nelson  
Individual's Name

P.O. Box 370  
Street Address

Earlham, IA 50072  
City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of the private partition of property  
~~Contracts~~ and other valuable consideration,  
WILLIAM C. MORSE and VELDA MORSE, husband and wife,

do hereby Convey to  
WILLIAM C. MORSE

the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Six (6) of A. B. Shriver's Addition to the Town of Winterset, Madison County, Iowa, subject to the right of way of the Chicago Rock Island and Pacific Railroad Company across the North 34 feet thereof.

This is a transfer between husband and wife for the private partition of property and without actual monetary consideration; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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: April 22, 1997

MADISON COUNTY, ss:

On this 22 day of April,  
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared  
William C. Morse and Velda Morse

William C. Morse  
(William C. Morse) (Grantor)

Velda Morse  
(Velda Morse) (Grantor)

to the 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.

Dean R. Nelson  
(Dean R. Nelson)

Notary Public

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

(Grantor)  
(Grantor)