

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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INDEXED

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

REAL ESTATE TRANSFER
TAX PAID 2
STAMP #
\$ 95.20
[Signature]
RECORDER
7-1-97
DATE COUNTY

FILED NO. 2
BOOK 61 PAGE 764
97 JUL -1 PH 3:00
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

JOHN E. CASPER 223 EAST COURT AVENUE, P.O. BOX 67 WINTERSET, IOWA 50273-0067
462-4912 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of -----Sixty Thousand Dollars and 00/100-----
Dollar(s) and other valuable consideration, -----
Maurice R. Hay and Joyce A. Hay, husband and wife,

do hereby Convey to -----
Stephen T. Hess and Eleanor D. Hess, 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:

Lot Seven (7) of Eivin's Addition to Earlham, Iowa, Plat One, in
the Town of Earlham, Madison County, Iowa

MCA

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 acknowledgement 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:
Madison COUNTY,

DATED: July 1, 1997

On this 1st day of July,
1997, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Maurice R. Hay and Joyce A. Hay

[Signature: Maurice R. Hay]
Maurice R. Hay (Grantor)

[Signature: Joyce A. Hay]
Joyce A. Hay (Grantor)

to be the identical persons named in and
acknowledged the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

[Signature: Jean R. Nelson]
Jean R. Nelson Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)