

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 ISBA # 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa

COMPUTER RECORDED COMPARED

FILED NO. 93 BOOK 61 PAGE 780 97 JUL -8 PM 4:07 NICHELLE UTAS... RECORDER MADISON COUNTY, IOWA

REG \$5.00 AND \$15.00 R.M.F. \$4.00

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, CHARLES R. LEE and GERALDINE M. LEE, Husband and Wife

do hereby Convey to CHARLES R. LEE and GERALDINE M. LEE, As Tenants in Common,

the following described real estate in Madison County, Iowa: Lot One (1) in Block One (1) of Benjamin Linzey Addition to the Town of Winterset, Madison County, Iowa, AND

Lot Two (2) in Block Twelve (12) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa, AND

Lots Eleven (11) and Twelve (12) in Block Two (2) of Kellison & Keeling Addition to the Town of Winterset, Madison County, Iowa.

This Deed is between a husband and wife and 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: 7/7/97

MADISON COUNTY, SS: On this 7 day of July, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles R. Lee and Geraldine M. Lee

Charles R. Lee (Grantor) Geraldine M. Lee (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.

Jerrold B. Oliver Notary Public (Grantor)

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

