



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

FILED NO. 821
BOOK 62 PAGE 3
97 AUG 26 PM 3:43
MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P O Box 230 Winterset IA 515-462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-nine Thousand and no/100- - - - (\$59,000) Dollar(s) and other valuable consideration,
Gladys H. Callison, an unmarried person

do hereby Convey to
Bill Gano and Alisoun Gano, also known as Alisoun Creger,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "C" in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28), City of Winterset, Madison County, Iowa, with a deed description of: Commencing at a point 20 rods North of the SE Corner of the Southwest Quarter (SW¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth P.M., Madison County, Iowa, thence West 16 rods, thence South 4 rods and 5 links, thence East 16 rods, thence North 4 rods and 5 links to the point of beginning more precisely described as: Commencing at the SE corner of the Southwest Quarter (SW¼) of said Section Thirty-six (36); thence North 00°00'00" West along the East line of the Southwest Quarter (SW¼) of said Section Thirty-six (36), 328.76 feet to the Point of Beginning; thence North 89°39'43" West 263.92 feet, thence South 00°00'00" East 69.00 feet; thence South 89°39'43" East 263.92 feet to the East line of said Southwest Quarter (SW¼); thence North 00°00'00" West 69.00 feet to Point of Beginning, containing 0.418 acres.



This Deed is in fulfillment of a Real Estate Contract dated March 16, 1996, and recorded March 18, 1996, in Deed Record 60 on Page 766 in the office of the Madison County, Iowa, Recorder.

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: August 22, 1997

MADISON COUNTY, SS:
On this 22 day of August,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Gladys H. Callison
Gladys H. Callison (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)

John S. Shaw
Notary Public
JOHN S. SHAW
MY COMMISSION EXPIRES
2-11-2000

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