

62,000

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

REAL ESTATE TRANSFER TAX PAID	
20	
STAMP	
\$ 98.40	
<i>[Signature]</i>	
RECORDER	
9-15-97	Madison
DATE	COUNTY

FILED NO. **1111**
BOOK 62 PAGE 29
97 SEP 15 PM 3:21
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Douglas D. Daggett, P.C., Creston IA, 50801-0404 (515) 782-3170

Warranty Deed

For One Dollar and other valuable consideration, **THE GRACE BAPTIST CHURCH OF WINTERSET, IOWA** hereby conveys to **JOEL CONARD** the following described real estate in ~~Madison~~ Madison County, Iowa:

Lot Six (6) in Block Nineteen (19) of the Original Town of Winterset, Madison County, Iowa.

This deed is given in fulfillment of a certain land contract between the above parties dated January 23, 1993, and recorded on January 25, 1993, in the office of the recorder for Madison County in Town Lot Deed Record Book 58 at Page 86.

Grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate in fee simple; that it has 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 grantor Covenants to Warrant and Defend the real estate against all lawful claims of all persons except as may be above stated. Each of the grantors hereby relinquish 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 singular or plural in number, and as masculine or feminine in gender, according to the context

Dated this 14 day of September, 1997

GRACE BAPTIST CHURCH OF WINTERSET, IOWA

by: *[Signature]*
JOHN SAFFORD
Chairman of the Board of Trustees

by: *[Signature]*
KEN CONARD
Secretary-Treasurer of the Board of Trustees

County of Madison)
State of Iowa) ss:

On this 14 day of September, 1997, before me, the undersigned Notary Public in and for said county, personally appeared John Safford and Ken Conard, to me personally known, who, being by me duly sworn, did say that they are the Chairman of the Board of Trustees and Secretary-Treasurer of the Board of Trustees, respectively, of said corporation; that no seal has been procured by said corporation; that this instrument was signed on behalf of the corporation by authority of its Board of Trustees; and that John Safford and Ken Conard acknowledged the execution of said instrument to be the voluntary act and deed of The Grace Baptist Church of Winterset, Iowa, by it voluntarily executed.

DDD:a0410.pub

[Signature]
Douglas D. Daggett, Notary Public