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DEED RECORD 62

REAL ESTATE TRANSFER
TAX PAID

REC \$ 500 AUD \$ 500 RMF. \$ 100

FILED NO. 1426

BOOK 62 PAGE 98

COUNTRY A

97 OCT -8 PH 3: 16

MICHELLE UTSLER RECORDER MADISON COUNTY, 10 WA

IOWA REALTY CO. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 5026

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

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SPACE ABOVE THIS LINE FOR RECORDER

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK L. BENOIT AND PATRICIA BENOIT, HUSBAND AND WIFE AND BOB BENOIT AND KATHERINE BENOIT, HUSBAND AND WIFE, hereby convey unto JOSEPH D. CARNEY AND JUDY CARNEY, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

LOT FOUR (4) IN BLOCK FOURTEEN (14) OF LAUGHRIDGE & CASSIDAY'S ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

ACK L. BENOIT PATRICIA BENOIT

By: Dob Diror By: Allerine M. Jaret

BOB BENOIT

KATHERINE BENOIT

STATE OF IOWA

)SS.

COUNTY OF MADISON

On this \( \triangle \) day of OCTOBER, A.D. 1997 before me, a Notary Public in and for the State of Iowa, personally appeared JACK L. BENOIT AND PATRICIA BENOIT, HUSBAND AND WIFE AND BOB BENOIT AND KATHERINE BENOIT, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

STEVEN R. WEEKS
MY COMMISSION DUPIRES
7/30/49

Notary Public in and for Said State