

COMPUTER
RECORDED
COMPARED

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER TAX PAID
STAMP # 8
\$ 95.20
<i>[Signature]</i>
RECORDER
02-97 <i>[Signature]</i>
DATE COUNTY

FILED NO. 2112

BOOK 62 PAGE 215

97 DEC -2 PM 3:51

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

JOHN E. CASPER, 223 EAST COURT, WINTERSSET, IA 50273-0067 (515) 462-4912



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of SIXTY THOUSAND AND NO/100 (\$60,000.00)
Dollar(s) and other valuable consideration, WALTER HAMNER and ESTHER E. HAMNER, husband
and wife,

do hereby Convey to BRIAN J. HAMNER and SHANNON R. HAMNER, 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 Three (3) of Block Twenty-eight (28) of
the Original Town of Winterset, Madison
County, Iowa



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, ss:
MADISON COUNTY,

Dated: November 19, 1997

On this 19th day of November, 1997, before me the undersigned, a Notary Public in and for said State, personally appeared WALTER HAMNER

x Walter Hamner
WALTER HAMNER (Grantor)

x Walter Hamner
ESTHER E. HAMNER by WALTER (Grantor)
HAMNER, attorney-in-fact under Power
of Attorney instrument dated
November 9, 1990 (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.

John E. Casper Notary Public

(This form of acknowledgment in and for said state for individual grantor(s) only)

STATE OF _____ COUNTY,ss:
 On this _____ day of _____, 19____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____

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.

_____, Notary Public
 in and for said state

STATE OF _____ COUNTY,ss:
 On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____

to me personally known, who, being by me duly sworn, did say that they are the _____ and _____ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) (the seal affixed thereto is the seal of said) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

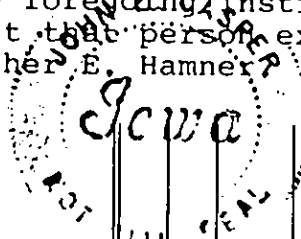
_____, Notary Public
 in and for said state

STATE OF IOWA, MADISON COUNTY, ss:

On this 19th day of November, 1997, before me, a Notary Public, personally appeared Walter Hamner, to me known to be the person who executed the foregoing instrument in behalf of Esther E. Hamner, and acknowledged that that person executed the same as the voluntary act and deed of said Esther E. Hamner.

John E. Casper
 JOHN E. CASPER, NOTARY PUBLIC

WARRANTY DEED
 JOINT TENANCY



TO

Entered upon transfer books and for taxation this _____ day of _____, 19____

Auditor _____ Deputy _____

Filed for record, indexed and delivered to County Auditor this _____ day of _____, 19____

at _____ o'clock _____ M., and recorded in _____

of _____ County Records.

Recorder's fee \$ _____ PAID

Auditor's fee \$ _____ PAID

Recorder _____ Deputy _____

WHEN RECORDED RETURN TO

Return To:
 United Title + Settlement Service
 1 Corporate Place
 1501 4th St. Suite 1115
 West Des Moines, IA 50265