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IOWA STATE BAR ASSOCIATION
Official Form No. 101

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COMPARED

REAL ESTATE TRANSFER
TAX PAID 21
STAMP #
\$ 44.80
Michelle Utsler
RECORDER
6/15/92 Madison
DATE COUNTY

FILED NO. 3033
BOOK 57 PAGE 524
92 JUN 15 PM 3:58
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWENTY-EIGHT THOUSAND FIVE HUNDRED (\$28,500.00)
Dollar(s) and other valuable consideration, Jeffrey A. Capps and Leah M. Capps, Husband and Wife

do hereby Convey to Dennis F. Binard and Christy L. Binard, 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) in Block Nine (9) 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: June 4, 1992

On this 6th day of June,
19 92, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Jeffrey A. Capps and Leah M. Capps

Jeffrey A. Capps (Grantor)
Leah M. Capps (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.

Charles E. Tucker, Jr.
Charles E. Tucker, Jr., Notary Public
(This form of acknowledgment for individual grantor(s) only)

Charles E. Tucker, Jr. (Grantor)
Notary Public (Grantor)