

REAL ESTATE TRANSFER  
TAX PAID 36  
STAMP #  
\$ 59.00  
*Michelle Utaler*  
RECORDER  
6-24-92 Madison  
DATE COUNTY

COMPLETED

3154

FILED NO. \_\_\_\_\_

BOOK 57 PAGE 557

92 JUN 24 PM 3:48

REC \$ 5.00  
AUD \$ 5.00

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Thirty seven Thousand Five hundred and no/100 (\$37,500.00)  
Dollar(s) and other valuable consideration, AVA LEA BOYLE FORMERLY AVA LEA EDWARDS AND  
JERRY BOYLE, WIFE AND HUSBAND

do hereby Convey to RAYMOND D. TRACY AND FERN J. TRACY 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 One (1) in Block Two (2) of Pitzer & Knight's Addition to  
the 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA  
MADISON COUNTY, ss:

DATED: May 14, 1992

On this 14th day of May,  
19 92, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Ava Lea Boyle, formerly Ava Lea  
Boyle and Jerry Boyle

Ava Lea Boyle  
AVA LEA BOYLE (Grantor)

Jerry Boyle  
JERRY BOYLE (Grantor)

to me known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

Beth Flander  
Beth Flander Notary Public  
(This form of acknowledgement for individual grantor(s) only)

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)