

89,500.00

FIRST REALTY, LTD.  
P. O. BOX 10343  
DES MOINES, IA 50306

PROPERTY ADDRESS:  
RR #4 BOX 375  
WINTERSET, IOWA 50273

REAL ESTATE TRANSFER
TAX PAID <u>89</u>
STAMP #
\$ <u>1.39</u> <u>20</u>
<i>Michelle Utsler</i>
RECORDER
<u>8-24-92</u> <u>Madison</u>
DATE COUNTY

COMPARED

FILED NO. 508

BOOK 130 PAGE 279

Fee \$5.00  
Transfer \$5.00

92 AUG 24 PM 3: 28

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That FRANK HINES, A SINGLE PERSON AND JANICE M. HINES, A SINGLE PERSON, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto JAY AND GEORGIA RYAN, 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, to-wit:

THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

**SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.**

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; 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.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 23<sup>rd</sup> day of AUGUST, 1992

By: *Frank Hines*  
FRANK HINES

By: *Janice M. Hines*  
JANICE M. HINES

STATE OF IOWA )  
                          )SS.  
COUNTY OF POLK)

On this 23<sup>rd</sup> day of AUGUST, A.D. 1992, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared FRANK HINES, A SINGLE PERSON AND JANICE M. HINES, A SINGLE PERSON, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

*Gail D. Fisher*  
Notary Public in and for Said State

