

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Cora Beem, single person,
in consideration of the sum of one dollar (\$1.00) and other good and
valuable consideration in hand paid does hereby Convey unto Jerry
Beem

Grantees' Address: 9121 18th Place SW, Edmonds, Washington 98020
the following described real estate, situated in Madison County,
Iowa, to-wit:

The North One-half (N½) of Lots Five (5) and Six (6) in Block
Two (2) of Wilsey's Addition to the City of Winterset, Madison
County, Iowa,

and

A strip of real estate one hundred and thirty-two (132) feet
long from east to west and sixteen and one half (16½) feet wide
from north to south, being real estate bounded by and included
within a line commencing at the southeast corner of Lot Three
(3) of Block Two (2) of Wilsey's Addition to the City of
Winterset, Iowa, and running thence west 132 feet, thence south
16½ feet, thence east 132 feet, thence north 16½ feet to the
place of beginning, being real estate which was vacated for
alley purposes by an ordinance of the City of Winterset, Iowa,
passed and approved on September 7, 1948, as shown in
Miscellaneous Record 25 of the records of the County Recorder of
Madison County, Iowa, at Page 160.

Consideration is less than \$500.00, hence no revenue stamps required.

And the grantor does Hereby Covenant with the said grantee, and
successors in interest, that said grantor holds said real estate by
title in fee simple; that she has 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 said grantor Covenants to Warrant and Defend the said premises
against the lawful claims of all persons whomsoever, except as may
be above stated.

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,
feminine or neuter gender, according to the context.

Signed this 6 day of January, 1986.

Cora M. Beem 1087
Cora Beem FILED NO.

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(Grantor's address) 92 OCT 28 PM 3: 30

STATE OF IOWA)

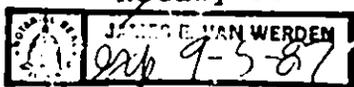
Fee \$5.00
Transfer \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

)ss:
Madison COUNTY)

On this 6 day of January, 1986, before me, the
undersigned, a Notary Public in and for said State, personally
appeared Cora Beem, to me known to be the identical person named in
and who executed the foregoing instrument, and acknowledged that she
executed the same as her voluntary act and deed.

James E. Van Werden
Notary Public in and for the State of Iowa



COMPARED