

REC \$ 5.00
AUD \$ 5.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER TAX PAID <u>45</u>
STAMP #
\$ <u>50.40</u>
<u>Michelle Utsler</u>
RECORDER
<u>6/18/93</u> <u>Madison</u>
DATE COUNTY

FILED NO. 3229
BOOK 58 PAGE 405
93 JUN 18 AM 11:25
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Thirty-two Thousand and no/100 (\$32,000.00) - - - -
Dollar(s) and other valuable consideration, Mark William Tunell and Barbara Jo
Tunell, husband and wife,

do hereby Convey to Jenny L. Shoning and Melvin Shoning, wife and husband,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lot Five (5) Block One (1) of Railroad Addition to the Town of
Winterset, Madison County, Iowa.

This deed is in fulfillment of a real estate contract, dated
September 27, 1989 and recorded October 5, 1989 in the Madison
County Recorder's Office in Deed Record Book 55 at page 325.

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 1, 1993

On this 1 day of June, 1993, before me the undersigned, a Notary Public in and for said State, personally appeared Mark William Tunell and Barbara Jo Tunell

Mark William Tunell (Grantor)
Barbara Jo Tunell (Grantor)

STEPHEN J. WELLS
Notary Public
in and for said state
(This form of acknowledgment for individual grantor(s) only)