

REAL ESTATE TRANSFER
TAX PAID 15
\$ 77.60
Michelle Utsler
RECORDER
1-15-93 Madison
COUNTY

Fee \$5.00
Transfer \$5.00

COMPARED

FILED NO. 1813

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93 JAN 15 PM 2:58

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-nine Thousand and No/100 (\$49,000.00)
Dollar(s) and other valuable consideration,
Alan D. Ball and Jeanie M. Ball, husband and wife,

do hereby Convey to
Robert K. Phillips and Mary E. Phillips, 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 Two (2) and the West 8.47 feet of Lot One (1), Burger's Four
Acre Lot, City 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 IDAHO COUNTY, Bonneville ss:

On this 11 day of January, 199 3, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan D. Ball and Jeanie M. Ball

Dated: * 11 Jan '93
* Alan D. Ball (Grantor)

* Jeanie M. Ball (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.

B. Spaulding Notary Public
Com. exp. 4-20-96

(This form of acknowledgment for individual grantor(s) only)

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