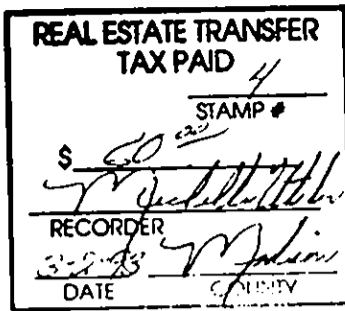


REC \$ 5.00  
AUD \$ 5.00

COMPUTER   
RECORDED   
COMPARED



FILED NO. 2156  
BOOK 58 PAGE 152  
93 MAR -2 PM 3:06  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY-EIGHT THOUSAND AND NO/100----- (\$38,000.00)  
Dollar(s) and other valuable consideration, FRANCIS EUGENE SNELSON and SHARILYN L. SNELSON,  
Husband and Wife

do hereby Convey to JOHN M. SELLERS and MICHELLE R. SELLERS

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), and commencing at a point 133 feet North of the Southwest corner of Lot Four (4) and running thence East 132 feet, thence North 2 feet and 7 inches to the Southeast corner of said Lot Five (5), thence West 132 feet, thence South 2 feet and 7 inches to the place of beginning, of Burger's Four Acre Lot in 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 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: March 1, 1993

On this 1st day of March, 1993, before me the undersigned, a Notary Public in and for said State, personally appeared Francis Eugene Snelson and Sharilyn L. Snelson

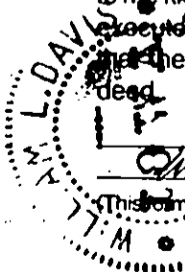
[Signature]  
Francis Eugene Snelson (Grantor)

[Signature]  
Sharilyn L. Snelson (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.

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

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



[Signature]  
Notary Public

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