

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>22</u>	
\$ <u>17.40</u>	
<i>Michelle Utzler</i>	
RECORDER	
DATE <u>4-25-93</u>	COUNTY <u>Madison</u>

 COMPUTER ☒
 RECORDED ☒
 COMPARED ☒

 FILED NO. 2639
 BOOK 58 PAGE 288
 93 APR 23 AM 11:53

 Fee \$5.00
 Transfer \$5.00

 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

 For the consideration of Eleven Thousand Five Hundred and no/100 (\$11,500.00)
 Dollar(s) and other valuable consideration, William K. Kirkpatrick and Deloris E.
Kirkpatrick, husband and wife,
do hereby Convey to Roy Edward Greenthe following described real estate in Madison County, Iowa:

Commencing at a point 73 feet South of the Northwest corner of Lot One (1), in Block Thirty-one (31), of the Original Town Plat of the City of Winterset, Iowa, thence East 44 feet, thence South 12 feet, thence East 22 feet to the East line of said Lot One (1) thence South along the East line of said Lot One (1) 47 feet to the Southeast corner thereof, thence West along the South line of said Lot One (1) 66 feet to the Southwest corner thereof, thence North on the West line of said Lot One (1) 59 feet to the place of beginning -- being otherwise known and described as the South 59 feet of the West 44 feet and the South 47 feet of the East 22 feet of said Lot One (1), and subject to grant of right of way to Virgil E. Smith, recorded in Deed Record 30 page 539.

This deed is given in fulfillment of real estate contract, dated April 16, 1986 and recorded on June 4, 1986 in Book 53 at page 78.

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 acknowledgement 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: April 5th, 1993
 On this 5th day of April,
 1993, before me, the undersigned, a Notary Public
 in and for said State, personally appeared
William K. Kirkpatrick and
Deloris E. Kirkpatrick
William K. Kirkpatrick
 William K. Kirkpatrick (Grantor)

Deloris E. Kirkpatrick
 Deloris E. Kirkpatrick (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.

Beth Flander
 Beth FLANDER Notary Public
 (This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)