

REC \$ 5.00
AUD \$ 15.00

REAL ESTATE TRANSFER TAX PAID <u>21</u>
STAMP # <u>20</u>
\$ <u>16.00</u>
<u>[Signature]</u>
RECORDER
<u>5/17/93</u> <u>Madison</u>
DATE COUNTY

FILED NO. 2891
BOOK 58 PAGE 319
93 MAY 17 PM 1:24
MICHELLE UYSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ELEVEN THOUSAND (\$11,000.00)
Dollar(s) and other valuable consideration, Patricia A. Montross and George L. Montross, Wife and Husband,

do hereby Convey to Steve Sawyer

the following described real estate in Madison County, Iowa:

Lot Seventeen (17) of Northwest Development-Plat One
(1) in Winterset, Madison County, Iowa.

*For re-recorded Deed
To correct name see
Deed Rec 58-498
#301 8-3-93*

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: May 12, 1993

On this 13th day of May, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Patricia A. Montross and George L. Montross

[Signature]
Patricia A. Montross (Grantor)
[Signature]
George L. Montross (Grantor)
(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.

[Signature]
Notary Public

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

COMPUTER
RECORDED (Grantor)
COMPARED

DEED RECORD 58

319

