

REAL ESTATE TRANSFER  
TAX PAID 36  
STAMP #  
\$ 47.30  
*Michelle Utzler*  
RECORDER  
1-18-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED   
REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 1897  
BOOK 59 PAGE 47  
94 JAN 18 PM 2:47  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of THIRTY THOUSAND AND NO/100----- (\$30,000.00)  
Dollar(s) and other valuable consideration,  
STANLEY M. FITZGERALD and G. ANN FITZGERALD, Husband and Wife,

do hereby Convey to  
MARK L. ELLWANGER and TAMMY L. TAGGART

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

The North Half (N 1/2) of Lots One (1) and Two (2) in Block  
Thirteen and One-half (13 1/2) of Pitzer & Knight's Addition to the  
City of Winterset, Madison County, Iowa.

This deed is given in satisfaction of a Real Estate Contract  
recorded August 2, 1993, in Book 58, page 487 of the Madison County  
Recorder's office.

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,  
MADISON COUNTY,

Dated: \_\_\_\_\_

On this 13th day of January,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Stanley M. Fitzgerald and  
G. Ann Fitzgerald

ss:

*Stanley M. Fitzgerald*  
Stanley M. Fitzgerald (Grantor)

*G. Ann Fitzgerald*  
G. Ann Fitzgerald (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)



(Grantor)