

\$ 44,000

# WARRANTY DEED

IOWA REALTY CO., INC.  
3501 Westown Parkway  
West Des Moines, Iowa 50266

**Know All Men by These Presents:** That Dale A. Buttolph and Vickie M. Buttolph, husband and wife

in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here **Convey** unto Duane Nelson a/k/a Duane A. Nelson and Sandra K. Nelson a/k/a Sandi K. Nelson, husband and wife

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Three (3) in Block Three (3) of Gaff & Bevington's Addition to the City of Winterset, in Madison County, Iowa,

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 69.40  
Michelle Utzler  
RECORDER  
9-3-93 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED   
REC \$ 6.00  
AUD \$ 5.00

FILED NO. 573  
BOOK 58 PAGE 559  
1993 SEP -3 PM 2:01  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple, that they have good and lawful authority to sell and convey the same, that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors **Covenant to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

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

Signed this 1 day of Sept 19 93

Dale A. Buttolph  
Dale A. Buttolph

Vickie M. Buttolph  
Vickie M. Buttolph

STATE OF IOWA,  
COUNTY OF Madison ss

On this 1 day of Sept 19 93 before me, the undersigned a Notary Public in and for said County, in said State, personally appeared Dale A. Buttolph and Vickie M. Buttolph, husband and wife

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  
Steven P. Weeks  
Notary Public in and for said County

STEVEN P. WEEKS  
MY COMMISSION EXPIRES  
7/30/96