

REC \$ 5.00  
AUD \$ 5.00

REAL ESTATE TRANSFER  
TAX PAID 45  
STAMP #  
\$ 39.20  
[Signature]  
RECORDER  
10-29-93 Madison  
DATE COUNTY

FILED NO. 1132  
BOOK 58 PAGE 706  
93 OCT 29 PM 2:53  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Twenty-five Thousand and no/100 (\$25,000.00)  
Dollar(s) and other valuable consideration,  
C. E. Johnson, single

do hereby Convey to  
Merrill Hitchcock

the following described real estate in Madison County, Iowa:

Lots One, Two, Three and Four except the South 100 Feet of Lot One and except the East 20 Feet of the South 100 Feet of Lot 2, Block 11, in the Loughridge and Cassidy's Addition to the Town of Winterset, all in the Southwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27), West of the Fifth P.M. in Madison County, Iowa.

This Deed is in fulfillment of a real estate contract, dated February 11, 1992 and filed in the Madison County Recorder's Office on February 3, 1993 in Book 58 at page 115.

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 Dated: September 20, 1993

MADISON COUNTY, ss: C. E. Johnson

On this 20th day of September, 1993, before me, the undersigned, a Notary Public for said State, personally appeared C. E. Johnson (Grantor)

[Signature] (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)

[Signature] Notary Public (Grantor)

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