

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID
STAMP # 1
\$ 47.30
Michelle Utzler
RECORDER
12-1-93 Madison
DATE COUNTY

FILED NO. 1395
BOOK 58 PAGE 758
93 DEC 1 AM 9:07
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 -----
Dollar(s) and other valuable consideration,
Morris Oglesbee, a/k/a Morris Lyle Oglesbee, single,

do hereby Convey to
Leon R. Hendricks and Barbara A. Hendricks, husband and wife,

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

Lot Five (5) and the North Half (1/2) of Lot Six (6) in Block Six
(6), and a tract commencing at the Northeast corner of said Lot
Five (5) and running thence East 16 1/2 feet, thence South 99 feet,
thence West 16 1/2 feet to the East line of said Lot Six (6),
thence North 99 feet to the point of beginning, of West Addition to
the Town of Winterset, Madison County, Iowa,

This deed is given in satisfaction of a real estate contract
between Grantor and Dorothy I. Snyder, as Buyer, dated and recorded
March 13, 1974 at Town Lot Deed Record 45, Page 760, and assigned
to Grantees pursuant to a Warranty Deed dated and recorded July 20,
1981 at Town Lot Deed Record 50, Page 187, Madison County, Iowa
Recorder's Office.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

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: November 29, 1993

MADISON COUNTY, ss:
On this 3rd day of November,
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Morris Oglesbee

[Signature]
Morris Oglesbee (Grantor)

(Grantor)

(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.

Carol Cass
Notary Public

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