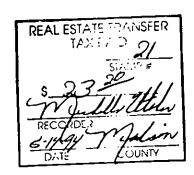


REC \$ 7.00 AUD \$ 5.00 RM F. \$ 1.00



FILED NO. 3475

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94 JUN 14 PH 4: 01

MICHELLE UTSLER

RECORDER

MADISON COUNTY. IOWA

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## **WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE FOR RECORDER

TO OCIATION		
For the considera	ion of <u>Fifteen Thousand and no/100 (\$15,000.00)</u>	=
Dollar(s) and other val-	uable consideration, <u>Donna Pettit, single</u>	
do hereby Convey to _	Charles Love and Ivie Love, husband and wife,	
	Full Rights of Survivorship, and not as Tenants in Common, the following described real esta	ite in
Madison	County, Iowa:	

The South 78 feet of Lot Seven (7) in Block Three (3) of W. A. Jenkins Addition to the Town of Winterset, Madison County, Iowa.

This deed is in fulfillment of the real estate contract dated February 1, 1990 and filed on February 15, 1990 in the Madison County Recorder's Office in Book 55 at page 633.

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 ss:	Dated: <u>June 10</u> , 1994	
MADISON COUNTY,		
On this <u>10 t h</u> day of <u>June</u> , 19 <u>9 4</u> , before me the undersigned, a Notary	Donna Pettil	
Public in and for said State, personally appeared DonnaPiettit	Donna Pettit	(Grantor)
Laure CASO		<u></u>
to the known to be the identical persons named in and who		(Grantor)
executed the toragoing instrument and acknowledged		
that they peopled the same as their voluntary act and deed,		(Grantor)
John E. Masner Notary Public		(Grantor)
This form of ecknowledgment in and for said state		(2.2)

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for individual grantor(s) only)

103 WARRANTY DEED Revised April, 1992