

**ORIGINAL**

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER  
TAX PAID 19  
STAMP #  
\$ 20 / 80  
*Michelle Utsler*  
RECORDER  
2-11-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 2124  
BOOK 59 PAGE 90  
94 FEB 11 PM 1:58  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of THIRTEEN THOUSAND FIVE HUNDRED----- (\$13,500.00)  
Dollar(s) and other valuable consideration,  
Patricia A. Montross and George L. Montross, Wife and Husband

do hereby Convey to

C & W BUILDERS

the following described real estate in Madison County, Iowa:

Lot Eighteen (18) in Northwest Development,  
Plat One (1), to the City of Winterset, Madison  
County, Iowa

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: January 12, 1994

MADISON COUNTY, ss:  
On this 3<sup>rd</sup> day of January,  
1994, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Patricia A. Montross and  
George L. Montross

*Patricia A. Montross*  
Patricia A. Montross (Grantor)

*George L. Montross*  
George L. Montross (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.

*Peter J. Cooper*  
Peter J. Cooper  
Notary Public

(Grantor)

(Grantor)

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