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FILED NO. **2233**

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of FORTY SIX THOUSAND AND NO/100----- (\$46,000.00)-----
Dollar(s) and other valuable consideration, GILBERT TYER AND PEARL TYER HUSBAND AND WIFE

do hereby Convey to JAMES RUSSELL HOCHSTETLER, SINGLE

the following described real estate in MADISON County, Iowa:

Lot Two (2) in Block Thirteen (13) of Laughridge and Cassidy's
Addition 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 acknowledgement 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: FEBRUARY 16 1994

SS: MADISON COUNTY,
On this 16th day of FEBRUARY,
19 94, before me, the undersigned, a Notary Public
in and for said State, personally appeared

GILBERT TYER AND PEARL TYER

Gilbert Tyer
GILBERT TYER (Grantor)

Pearl Tyer
PEARL TYER (Grantor)

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

D.A. Bolton
Notary Public

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



DEED RECORD 59

(Grantor) 111