

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 04132 Jordan, Oliver & Walters
Winterset, Iowa

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

REAL ESTATE TRANSFER
TAX PAID 29
STAMP #
\$ 22 40
Michelle Utsler
RECORDER
3-18-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2457
BOOK 59 PAGE 144
94 MAR 18 PM 2:16
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 Fourteen Thousand Five Hundred-----(\$14,500.00)
Dollar(s) and other valuable consideration,

PATRICIA A. MONTROSS and GEORGE L. MONTROSS, Wife and Husband

do hereby Convey to

STEVEN CARL SAWYERS

the following described real estate in Madison County, Iowa:

Lot Nine (9) of Northwest Development - Plat One (1) in 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: March 16, 1994

MADISON COUNTY, ss:

On this 16 day of March,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Patricia A. Montross
Patricia A. Montross (Grantor)

George L. Montross
George L. Montross (Grantor)

to ~~make known~~ ~~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 Kiernan
Carol Kiernan
Notary Public

(Grantor)

(Grantor)

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