

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 15.50
Michelle Utzler
RECORDER
3-18-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2466
BOOK 59 PAGE 146
94 MAR 18 PH 4: 11
MICHELLE UTZLER
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 TEN THOUSAND----- (\$10,000.00)---
Dollar(s) and other valuable consideration,
THE OXFORD GROUP TRUST, U/A DATED APRIL 22, 1991,

do hereby Convey to

ROD ROUW and LISA ROUW,

As Joint Tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

The East 64 feet of the West Half (W 1/2) of Lot Four (4)
of Lindsey's Addition to the Town of Winterset, Madison
County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract
dated September 29, 1992, and filed for record on April 19, 1993,
at Book 58, Page 283, in the Office of the Madison County Recorder.

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
MADISON COUNTY, ss:
On this 2 day of February,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
George Montross, Trustee of
The Oxford Group Trust

Dated: February 2, 1994
George Montross Trustee
George Montross, Trustee (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.

Paul Kieren
Paul Kieren
Notary Public

(Grantor)
(Grantor)
(Grantor)