

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

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID
STAMP # 13
\$ 103.20
RECORDER Michelle Utzler
DATE 4-8-94 COUNTY Polk

FILED NO. 2705
BOOK 59 PAGE 177
94 APR -8 AM 11:27
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one
Dollar(s) and other valuable consideration,
Thomas A. Stevens and Karen Louise Stevens, husband and wife,

do hereby Convey to
Michael A. Esser and Dawn C. Esser, husband and wife, as joint tenants
with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

The West Half (1/2) of Lot Two (2) and the East Half (1/2) of Lot Three
(3) in Block Four (4) of LAUGHRIDGE & CASSIDAY'S ADDITION to the Town
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: April 8, 1994

ss:

POLK COUNTY,
On this 8 day of April
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Thomas A. Stevens and Karen Louise
Stevens, husband and wife,

Thomas A. Stevens
Thomas A. Stevens (Grantor)

Karen Louise Stevens
Karen Louise Stevens (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.

[Signature]
Notary Public

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