

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

FILED NO. 2718

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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE DOLLAR----- (\$1.00)---
Dollar(s) and other valuable consideration,

J. Dale Ham and Beverly J. Ham, Husband and Wife
do hereby Convey to

J. Dale Ham and Beverly J. Ham,

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 sixty (60) feet of Lot Three (3)
in Block Twenty (20) of the Original Town
of Winterset, Madison County, Iowa

THIS DEED IS EXEMPT FROM IOWA TRANSFER TAX
BECAUSE IT IS BETWEEN HUSBAND AND WIFE

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 7, 1994

ss:
MADISON COUNTY,
On this 7 day of April,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared

J. Dale Ham
J. Dale Ham (Grantor)

Beverly J. Ham
Beverly J. Ham (Grantor)

J. Dale Ham and Beverly J. Ham
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
joint act and deed.

(Grantor)



Jordan K. Keenan
Notary Public

(Grantor)

This form of acknowledgment for individual grantor(s) only