

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

REAL ESTATE TRANSFER	
TAX PAID	
15	
STAMP	
\$ 35.20	
<i>T. Utzler</i>	
RECORDER	
5-9-94	<i>T. Utzler</i>
DATE	COUNTY

FILED NO. 3105

BOOK 59 PAGE 233

94 MAY -9 PM 1:10

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Twenty-two Thousand Five Hundred and no/100 (\$22,500.00)
Dollar(s) and other valuable consideration, Robert G. Ray and Millie M. Ray,
husband and wife

do hereby Convey to Tina Berch

the following described real estate in Madison County, Iowa:

The South 36 feet of Lots Four (4) and Five (5) in Block Two (2) of W. A. Jenkins Addition to the Town of Winterset in Madison County, Iowa;

AND

A tract commencing at the Southwest corner of said Lot Five (5), in Block Two (2) of W. A. Jenkins Addition to the Town of Winterset in Madison County, Iowa; thence South 30 feet, thence East 132 feet, thence North 30 feet to the Southeast Corner of said Lot Four (4), and thence West 132 feet to the point of beginning; (Area formerly known as the North Half (1/2) of Arnold's Street between Lots Four (4) and Five (5) in Block Two (2) and Lots Four (4) and Five (5) of Block Three (3) of Jenkins Addition to the Town of Winterset, Iowa.)

AND

Commencing at the Northwest corner of Lot Five (5) of Block Three (3) of Jenkins Addition to the Town of Winterset, Iowa, thence North Thirty (30) feet, thence East One Hundred Thirty-two (132) feet, thence South Thirty (30) feet; thence West One Hundred Thirty-two (132) feet to the place of beginning, subject to a perpetual easement to the City of Winterset, Iowa, across this entire tract for the purpose of construction, repairing, maintaining, and operating a storm sewer and open drainage, and a sanitary sewer through and across this tract. (Area formerly known as the South Half (1/2) of Arnold's Street between Lots Four (4) and Five (5) in Block Two (2) and Lots Four (4) and Five (5) of Block Three (3) of Jenkins Addition to the Town of Winterset, 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 MISSOURI

DATED: April 29, 1994

TANEY COUNTY, SS:

On this 12th day of May, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert G. Ray and Millie M. Ray

Robert G. Ray
Robert G. Ray (Grantor)

Millie M. Ray
Millie M. Ray (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.

Shirley A. Barnes
Shirley A. Barnes Notary Public

SHIRLEY A. BARNES NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI TANEY COUNTY MY COMMISSION EXP. MAR. 28, 1997

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

DEED RECORD 59

(Grantor)

233