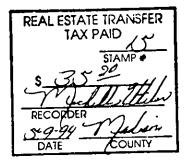
THE IOWA STATE BAR ASSOCIATION Official Form No. 101

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CONFUTER COMPAGED



31.05 FILED NO ..

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94 HAY -9 PM 1: 10

MICHELLE UTBLER RECORDER MADISON COUNTY, 10WA

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

	husband and wife do hereby Convey to	hereby Convey to Tina Berch	- -
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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 , ss:	DATED: <u>April 29, 1994</u>
On this 12 mday of Mouse 19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert G. Ray and Millie M. Ray	Robert G. 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	Millie M. Ray (Grantor)
act and deed	(Grantor)
I Shirle of A BANNES Notary PublicSt NOTARY	HIRLEY A BARNES PUBLIC — NOTARY SEAL
	ATE OF MISSOURI TANEY COUNTY USSION EXP. MAR 28 1997

OThe lowe State Bar Association

101 WARRANTY DEED Revised April 1989