

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER TAX PAID
37
STAMP #
\$ 22 40
<i>Michelle Utsler</i>
RECORDER
5-27-94 Madison
DATE COUNTY

REC \$ 10 00  
 AUD \$ 5 00  
 R.M.F. \$ 1 00

FILED NO. 3303  
 BOOK 59 PAGE 304  
 94 MAY 27 PM 4:08  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Fourteen Thousand Two Hundred and no/100 (\$14,200.00) - -  
 Dollar(s) and other valuable consideration, Carl Hircock and Maxine E. Joy, also known  
 as: Maxine Joy, husband and wife

do hereby Convey to Bonnie C. Baker

the following described real estate in Madison County, Iowa:

The North 38 feet of Lot Five (5) and the North 38 feet of the West  
 44 feet of Lot Six (6) in Block Three (3) of the Original Town of  
 Winterset, Madison County, Iowa, including a one-half (1/2) interest  
 in and to the South wall of the brick building located on said real  
 estate, said wall being hereby designated as a party wall between  
 the parties hereto or their successors.

This deed is in fulfillment of a real estate contract dated March,  
 1989 and filed for record on April 3, 1989 in Book 54 at page 769  
 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 acknowledgement 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: March 8, 1994

ss:

MADISON COUNTY,

On this 27 day of May,  
 19 94, before me, the undersigned, a Notary Public  
 in and for said State, personally appeared \_\_\_\_\_  
Carl Hircock

*Carl Hircock*  
 Carl Hircock (Grantor)

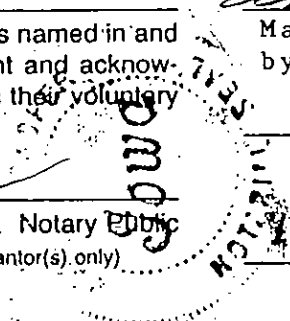
to me known to be the identical persons named in and  
 who executed the foregoing instrument and acknow-  
 ledged that they executed the same as their voluntary  
 act and deed.

*Maxine E. Joy*  
 Maxine E. Joy (Grantor)  
 by *Allen Kirk*, Conservator

*John E. Casper*  
 John E. Casper Notary Public  
 (This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)



STATE OF \_\_\_\_\_ COUNTY, ss:  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_ COUNTY, ss:  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_, Notary Public

STATE OF IOWA )  
 ) SS  
 MADISON COUNTY )  
 On this 8th day of March, 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Allen Kirk, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.  
John E. Casper, Notary Public in the State of Iowa  
