



WARRANTY DEED

Know All Men by These Presents: That _____
James C. Eller and Susan Eller, husband and wife

_____ in consideration
of the sum of Forty-three Thousand and no/100-----(\$43,000.00)-----
in hand paid do hereby Convey unto _____
Arthur A. Smith, a single person

Grantees' Address: 204 E. Washington, Winterset, Iowa 50273
the following described real estate, situated in Madison County, Iowa, to-wit:

A tract of land commencing at a point 247 feet South
of the Northwest corner of Section Twenty-four (24)
in Township Seventy-five (75) North, Range Twenty-six
(26) West of the 5th P.M., Madison County, Iowa, running
thence South 94 feet, thence East 274 feet, thence North
94 feet, thence West 274 feet to the point of beginning.

REAL ESTATE TRANSFER
TAX PAID 38
STAMP #
\$ 68.00
Michelle Utsler
RECORDER
5-31-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 3319
BOOK 59 PAGE 307
94 MAY 31 PM 3:09

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 31st day of May, 19 94.

STATE OF Iowa
Madison COUNTY, ss:

On this 31st day of May, 19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared James C. Eller and Susan Eller

James C. Eller
James C. Eller
Susan Eller
Susan Eller

313 North Morgan
St Charles, Iowa 50240
(Grantor's address)

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.

Steven Warrington

Notary Public in and for the State of Iowa

STEVEN D. WARRINGTON
MY COMMISSION EXPIRES
7-7-97