

REAL ESTATE TRANSFER  
TAX PAID  
23  
STAMP #  
\$ 32.00  
*Michelle Utzler*  
RECORDER  
11-16-94 Madison  
DATE COUNTY

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

FILED NO. **1316**

BOOK 59 PAGE 716

94 NOV 10 PM 1:46

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of Twenty Thousand Five Hundred & No/100----(\$20,500)  
Dollar(s) and other valuable consideration,  
Evonne I. Senhen and Larry Dean Senhen, Wife and Husband,

do hereby Convey to  
Patty's Pub, Inc.

the following described real estate in Madison County, Iowa:

Commencing at a point 22 feet North of the Southwest Corner of Lot  
4 in Block 25 of the Original Town of Winterset, Madison County,  
Iowa, running thence East 33 feet, thence North 34 feet, thence  
West 33 feet, thence South 34 feet to the place of beginning.

This Deed is given in full and complete satisfaction of a Real  
Estate Contract dated May 13, 1993 and recorded March 10, 1994 at  
Town Lot Deed Record 59, Page 123, Madison County, Iowa Recorder's  
Office.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

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: October 24, 1994

MADISON COUNTY, ss:  
On this 24th day of October,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Evonne I. Senhen and Larry Dean  
Senhen

*Evonne I. Senhen*  
Evonne I. Senhen (Grantor)

*Larry Dean Senhen*  
Larry Dean Senhen (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.

*Gordon K. Darling, Jr.*  
\_\_\_\_\_  
Notary Public

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



GORDON K. DARLING, JR.