

FILED  
COMPLETED

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

\$ 75,000  
REAL ESTATE TRANSFER  
TAX PAID 43  
STAMP #  
119 20  
[Signature]  
RECORDER  
11-30-94 Madison  
DATE COUNTY

FILED NO. 1464  
59 PAGE 735  
94 NOV 30 AM 11:45  
MICHELLE UTULEY  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One and No/100----- (\$1.00)  
Dollar(s) and other valuable consideration,  
Richard J. Magnuson, Jr. and Pamela H. Magnuson, Husband and Wife,

do hereby Convey to  
Paul M. Koenig and Heather J. McGill,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:  
The North Half (1/2) of Lots One (1) and Two (2) in Half Block One  
(1) of Sowder's Addition to the town of St. Charles, Madison  
County, 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 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: November 28, 1994

ss: COUNTY,  
On this 28<sup>th</sup> day of November,  
19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Richard J. Magnuson, Jr. and  
Pamela H. Magnuson

[Signature]  
Richard J. Magnuson, Jr. (Grantor)  
[Signature]  
Pamela H. Magnuson (Grantor)  
[Signature]  
(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.

[Signature]  
Notary Public

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