

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

FILED NO. 1530

BOOK 59 PAGE 763

94 DEC -8 PM 2:10

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---One
Dollar(s) and other valuable consideration,
FRANK L. HOLLAND and DORIS M. HOLLAND, husband and wife,

do hereby Convey to
DORIS M. HOLLAND

the following described real estate in Madison County, Iowa:

Commencing at a point 66 feet East of the Northwest corner of Block Twenty-two (22) of Pitzer and Knight's Addition to the Town of Winterset in Madison County, Iowa, and running thence South 140½ feet, thence East 66 feet, thence North 140½ feet, thence West 66 feet to the point of beginning.

and

Commencing 132 feet East of the Northwest Corner of Block Twenty-two (22) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa, thence South one hundred and forty and one-quarter feet (140¼), thence East fifty (50) feet, thence North one hundred and forty and one-quarter (140¼) feet, thence West fifty (50) feet to point of beginning, except a strip along the North side now used for street purposes.

This is a transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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: December 7th, 1994

MADISON COUNTY,
On this 7th day of December,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Frank L. Holland and Doris M. Holland

[Signature]
(Frank L. Holland) (Grantor)

[Signature]
(Doris M. Holland) (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]
DEAN R. NELSON
Notary Public

(Grantor)

(Grantor)

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