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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA # 04132 Jordan, Oliver & Walters  
Winterset, Iowa

REAL ESTATE TRANSFER TAX PAID
3
STAMP #
\$ 37 40
<u>Madison</u> RECORDER
12-5-94 <u>Madison</u> DATE COUNTY

COMPILED   
RECORDED   
COMPARED

FILED NO. 1493

BOOK 59 PAGE 751

94 DEC -5 PH 3: 23

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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)  
Dollar(s) and other valuable consideration,  
ALICE M. KOTRC and DONALD KOTRC, Wife and Husband

do hereby Convey to  
OLIVER L. RUSSELL

the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in and to the  
following-described real estate:

The South 60 feet of Lot Two (2) of the Re-subdivision of Block  
Twenty-one (21) of Pitzer & Knight's Addition to the City of  
Winterset, Madison County, Iowa, subject to easements and  
restrictions of record, including zoning regulations of said city.

This deed is given in satisfaction of a Real Estate Contract  
recorded in Town Lot Deed Record 49, Page 41 of the Madison County  
Recorder's office.

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 NEBRASKA

Dated: 12-1-94

Douglas COUNTY, SS:  
On this 1 day of December,  
19 94, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Alice M. Kotrc and  
Donald Kotrc

Alice M. Kotrc (Grantor)  
Donald Kotrc (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.

Douglas Co, Ne 12-1-94  
George R. Bogard  
Notary Public



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