

CONVEYER   
RECORDED   
COMPARED

FILED NO. 1494

BOOK 59 PAGE 752

94 DEC -5 PM 3:24

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

MICHELLE UTSELL  
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,  
CYNTHIA Z. WYMAN, Single,

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.

*Russell, OM  
Wid Blount 54-751*

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,  
SS: Scotts Bluff COUNTY,  
On this 1 day of December,  
19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared Cynthia Z. Wyman

Dated: Dec. 1, 1994  
Cynthia Z. Wyman  
Cynthia Z. Wyman (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.

  
Nancy A. Kape  
Notary Public (Grantor)

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