

REAL ESTATE RECORDER
TAX PAID 4
\$ 52.00
Michelle Utzler
RECORDER
12-5-94 Madison
DATE COUNTY

COMPUTER ✓
RECORDED ✓
COMPALED ✓
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1495
BOOK 59 PAGE 753
94 DEC -5 PM 3:25
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-THREE THOUSAND AND NO/100----(\$33,000.00) Dollar(s) and other valuable consideration, OLIVER L. RUSSELL, Single,

do hereby Convey to DANIEL C. MOFFITT and JOY A. MOFFITT

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The South 60 Feet of Lot Two (2) of the Re-Subdivision of Block Twenty-one (21) of Pitzer & Knight's Additon to the City of Winterset, 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, ss: MADISON COUNTY,

Dated: 11-30-94

On this 30 day of November, 19 94, before me, the undersigned, a Notary Public in and for said State, personally appeared Oliver L. Russell

Oliver L. Russell (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.

(Grantor)

(Grantor)

(Grantor)

Steven P. Weeks
Notary Public

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

