

REAL ESTATE TRANSFER TAX
TAX # <u>24</u>
GROUP #
\$ <u>4840</u>
<i>Michelle Utzler</i>
RECORDER
<u>12-19-94</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1607
 BOOK 59 PAGE 775
 94 DEC 19 AM 9:01
 MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

RETURN TO:
 DELBERT McDANIEL
 560 NE PLUM DR.
 EARLHAM, IA 50072

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

COMPUTER
 RECORDED
 COMPARED

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Forty-four Thousand Five Hundred
 Dollar(s) and other valuable consideration,
JACK L. KINKENNON, a single person,

do hereby Convey to
DELBERT R. McDANIEL, Jr. and MICHELE McDANIEL, husband and wife,

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

Lot One (1) of Hunter's First Addition to the Town of Earlham, Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between grantor and grantees dated December 12, 1988, and recorded in Book 54, Page 631, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, this transfer is exempt from 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: November 29, 1994

MADISON COUNTY, ss:

On this 29th day of November, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack L. Kinkennon

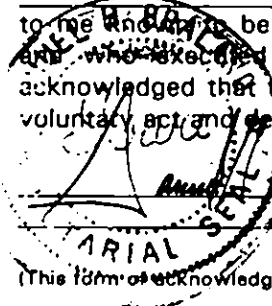
Jack L. Kinkennon
 (Jack L. Kinkennon) (Grantor)

(Grantor)

(Grantor)

(Grantor)

to me and they 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.



Jack L. Kinkennon
 Notary Public

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