

REAL ESTATE TRANSFER TAX PAID
39 STAMP
\$ 107.30
<i>Michelle Utsler</i> RECORDER
12-29-94 DATE
Madison COUNTY

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1688

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94 DEC 29 PM 1:24

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Sixty-seven Thousand Four Hundred - - - - (\$67,400)
Dollar(s) and other valuable consideration,
C & W Builders, a partnership

do hereby Convey to
Mark W. Martin and Jennifer A Martin, as joint tenants with full
rights of survivorship, and not as tenants in common

the following described real estate in Madison County, Iowa:

Lot Nineteen (19) in Honor's Acres Second Addition 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 _____

Dated: _____

_____ COUNTY,

ss: C & W BUILDERS, a Partnership

On this _____ day of _____,
19 _____, before me, the undersigned, a Notary
Public in and for said State, personally appeared

By *Steven R. Verbs*
Partner (Grantor)

(Grantor)

(Grantor)

(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.

Notary Public

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

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

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.

Notary Public

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

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.

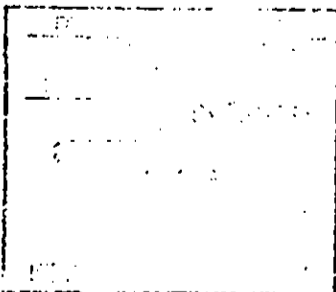
Notary Public

STATE OF IOWA)
MADISON COUNTY)

On this 29th day of December, 199 4, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven R. Neaks, to me personally known, who being by me duly sworn, did say that the person is one of the partners of C & W Builders, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



[Signature]
Notary Public in and for the State of Iowa.



IOA

[Handwritten mark]