

REAL ESTATE TRANSFER
TAX PAID <u>34</u>
STAMP #
\$ <u>82 40</u>
<i>Michelle Utsler</i>
RECORDER
<u>7-21-94</u> <u>Madison</u>
DATE COUNTY

REC \$ 500
 AUD \$ 500
 R.M.F. \$ 100

FILED NO. 186
 BOOK 59 PAGE 426
 94 JUL 21 PM 2: 18
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-two Thousand and no/100- - - - - (\$52,000)
 Dollar(s) and other valuable consideration,
Jean Walker and Jonathan A. Shelness, husband and wife,

do hereby Convey to
Donald Rick Small and Cindy Joy Small

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 Half (1/2) of Lots One (1) and Two (2) in Block Seven (7)
 of Pitzer & Knight's Addition to the Town 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
 MADISON COUNTY, ss:

Dated: JULY 19, 1994

On this 19 day of JULY,
 1994, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
Jean Walker and Jonathan A.
Shelness

Jean Walker
 Jean Walker (Grantor)

Jonathan A. Shelness
 Jonathan A. Shelness (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.

Patrick F. Corkran
 Patrick F. Corkran
 Notary Public

(Grantor)

(Grantor)

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