

REAL ESTATE TRANSFER
TAX PAID <u>35</u>
STAMP #
\$ <u>68.00</u>
<u>Michelle Utsler</u>
RECORDER
<u>7-21-94</u> <u>Madison</u>
DATE COUNTY

REC \$ 5.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.20

FILED NO. 189  
 BOOK 59 PAGE 427  
 94 JUL 21 PM 2:21  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPARED



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Forty-three Thousand and no/100- - - (\$43,000.00)  
 Dollar(s) and other valuable consideration,  
Nancy Ortman and LeRoy Ortman, wife and husband,

do hereby Convey to  
Jean Walker

the following described real estate in Madison County, Iowa:

The South Half (S 1/2) of Lots One (1) and Two (2) in Block Seven  
 (7) of Pitzer & Knight's Addition to the City of Winterset, Madison  
 County, Iowa.

This Warranty Deed is in fulfillment of a Real Estate Contract dated June 29, 1992,  
 and recorded on June 30, 1992, in Book 57 on page 560 in the Office of the Madison  
 County, Iowa, Recorder.

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: July 15, 1994

CASS COUNTY, ss:  
 On this 15 day of July,  
 199 4, before me, the undersigned, a Notary  
 Public in and for said State, personally appeared  
Nancy Ortman and LeRoy Ortman

Nancy Ortman  
 Nancy Ortman (Grantor)

LeRoy Ortman  
 LeRoy Ortman (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)

Donna Casey

(Grantor)

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

