

75.500

# WARRANTY DEED

IOWA REALTY CO., INC.  
3501 Westown Parkway  
West Des Moines, Iowa 50266

**Know All Men by These Presents:** That Ava Lea Boyle, Formerly Known As  
Ava Lea Edwards and Jerald M. Boyle, wife and husband

\_\_\_\_\_ in consideration  
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION  
in hand paid do here **Convey** unto Wayne K. Shafer and Michele G. McCarty

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate,  
situated in Madison County, Iowa, to-wit:

The North 66 Feet of Lot Two (2) of Hutching's Addition to Winterset, Madison  
County, Iowa

REAL ESTATE TRANSFER
TAX PAID <u>45</u>
STAMP #
\$ <u>120.00</u>
<u>Michelle Utsler</u>
RECORDER
<u>7-29-94</u> <u>Madison</u>
DATE COUNTY

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

FILED NO. 277  
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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same, that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors **Covenant to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 28th day of July, 19 94.

Ava Lea Boyle  
Ava Lea Boyle  
Jerald M. Boyle  
Jerald M. Boyle

STATE OF IOWA,  
COUNTY OF Madison ss.

On this 28th day of July, 19 94 before me,  
the undersigned, a Notary Public in and for said County, in said  
State, personally appeared \_\_\_\_\_  
Ava Lea Boyle, Formerly Known As Ava  
Lea Edwards and Jerald M. Boyle,  
wife and husband

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.

George J. Bown  
Notary Public in and for said County.

