THE IONA			<b>ASSOCIATION</b>
IDEIUWA	SIAIR	KAR	ASSUCTATION
			70000011011
Official For			

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER



COMPUTER RECORDED COMPARED

FILED NO. 339 BOOK 59 PAGE 449

94 AUG -2 PH 2: 50

REC S AND AUD SET AUD

MICHELLE UTSLER RECORDER MADISON COUNTY IOWA



## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Sixteen Thousand Three hundred thirty three dollars and 34 100 Dollar(s) and other valuable consideration, Charles Thomas Edgington, single do hereby Convey to Daniel C. Drey and Donna S. Drey husband and wife as joint

the following described real estate in <u>Madison</u> County, lowa:

Lot Three (3) in Block Eight (8) of Pitzer and Knight's Addition to the Town of Winterset, in Madison County, Iowa

tenants with full rights of survivorship and not as tenants in common

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

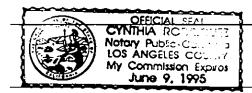
(This form of acknowledgement for individual grantor(s) only)

DATED: July 24 1994 \_ \_

Charles Thomas Edgington (Grantor)

2041 Durazno Drive

Hacienda Heights, CA91747(Grantor)



(Grantor)

(Grantor)

**Notary Public**