

COMPUTER ✓
RECORDED ✓
COMPARED ✓

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

REAL ESTATE TRANSFER
TAX PAID 33
STAMP #
\$ 55.20
T. J. Utsler
RECORDER
8-16-94 T. Madison
DATE COUNTY

FILED NO: 482
BOOK 59 PAGE 491
94 AUG 16 PM 2: 51
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of THRITY-FIVE THOUSAND DOLLARS (\$35,000.00)
Dollar(s) and other valuable consideration, _____
PEGGY TAYLOR, SINGLE

do hereby Convey to JANICE MACUMBER, SINGLE

the following described real estate in MADISON County, Iowa:

**The North Half (½) of Lot One (1) in Block Sixteen (16) of the
Original 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 acknowledgement 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: August 6, 1994

SS: MADISON COUNTY,

On this 6 day of AUGUST,
1994, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____

PATRICIA CHRISTOWSKI

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

D.A. Bolton
Notary Public

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

PEGGY TAYLOR (Grantor)

Patricia Christowski
By Patricia Christowski
Patricia Christowski (Grantor)
Under Power of Attorney

(Grantor)

(Grantor)

D.A. BOLTON
MY COMMISSION EXPIRES
2-30-96

DEED RECORD 59

491