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FILED NO. 636  
BOOK 59 PAGE 555  
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REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of Eighty-four thousand two hundred fifty & no/100  
Dollar(s) and other valuable consideration,  
G. Stephen Walters and Pamela A. Walters, husband and wife

do hereby Convey to  
Bill G. Berry and Sandra J. Berry

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

The North Half (1/2) of the West Half (1/2) of Lot Ten (10) of  
Hutchings' Addition to 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

Dated: August 18, 1994

Madison COUNTY, ss:

On this 18th day of August,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
G. Stephen Walters and Pamela A.  
Walters

G. Stephen Walters (Grantor)  
Pamela A. Walters (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.

Kathy D. Nicholl  
Notary Public

(Grantor)  
(Grantor)

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

