

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

FILED NO. 685
BOOK 59 PAGE 564
94 SEP -2 PH 1:51

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-NINE THOUSAND AND NO/100-----(\$49,000.00)
Dollar(s) and other valuable consideration,
BEULAH TUTTLE HANSEL, Single,

do hereby Convey to
TIMOTHY JAMES GUION and TAMARA K. GUION

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

The West 49 feet of Lot Six (6) in Block Six (6) of A. B. Shriver's
Addition to the Town of Winterset, in Madison County, Iowa.

This deed is given to correct an error in the real estate
description contained in the Warranty Deed recorded in Book 59,
Page 554 of the Madison County Recorder's Office.

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: SEPTEMBER 2, 1994

MADISON COUNTY, ss:
On this 2 day of September,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Beulah Tuttle Hansel

Beulah P. Hansel
Beulah Tuttle Hansel (Grantor)

(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)

D.A. Bolton

(Grantor)

Notary Public

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

