

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 02714 Jordan, Oliver & Walters
Winterset, Iowa

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

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

FILED NO. 773

BOOK 59 PAGE 590

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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of LOVE AND AFFECTION
Dollar(s) and other valuable consideration,

Lois Breeding, Single

do hereby Convey to

Wayne Breeding

the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) in West Addition to
the Town of Winterset, Madison County, Iowa

(Consideration less than Five Hundred Dollars)

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.

IOWA, Dated: September 15, 1994

ss:

of this 15th day of September,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Lois Breeding

Lois Breeding
Lois Breeding (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.

Lewis H. Jordan
Lewis H. Jordan

Notary Public

(Grantor)

(Grantor)

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