

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID <u>7</u>
STAMP #
\$ <u>4400</u>
<i>Michelle Utsler</i>
RECORDER
<u>10-5-94</u> <u>Madison</u>
DATE COUNTY

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

FILED NO. 957
 BOOK 59 PAGE 630
 94 OCT -5 AM 10:08
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Twenty-eight Thousand and no/100- - - (\$28,000.00)
 Dollar(s) and other valuable consideration,
Randall C. Lee and Kathy S. Lee, husband and wife

do hereby Convey to
Steven Carl Sawyers and Amy Sawyers, as joint tenants with full rights of
survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) in Block Seven (7) of the Original Town of Winterset, Madison County, Iowa, except that part thereof included in the 40-foot right of way of the Chicago, Rock Island & Pacific Railroad Company over and across the same, the South line of which is described as commencing at a point 40 feet South of the Northeast corner of said Lots and running thence in a Northwesterly direction until it leaves said lots, as now surveyed and located.

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,
 ss: MADISON COUNTY,
 On this 4TH day of OCTOBER,
 199 4, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
RANDALL C. LEE AND KATHY S. LEE

Dated: October 4, 1994

Randall C. Lee
 RANDALL C. LEE (Grantor)

Kathy S. Lee
 KATHY S. LEE (Grantor)

(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.

Shirley Keating
 Notary Public

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