

REAL ESTATE TRANSFER  
TAX PAID 10  
STAMP # 60  
\$ 160  
*Michelle Utzler*  
RECORDER  
11-2-94 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

FILED NO. 1239  
BOOK 59 PAGE 700  
94 NOV -2 PM 2:30  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

SPACE ABOVE THIS LINE FOR RECORDER



### WARRANTY DEED

For the consideration of ---One Thousand Two Hundred Fifty  
Dollar(s) and other valuable consideration,  
RUTH E. BEAMAN and RUSSELL BEAMAN, wife and husband; MARABEL J. KERSEY, a single  
person,

do hereby Convey to  
CANDACE WARREN

the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block Two (2) of Rail Road Addition to the 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 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  
DALLAS COUNTY,  
On this 11 day of June,  
199 4, before me, the undersigned, a Notary Public in and for said State, personally appeared Ruth E. Beaman, Russell Beaman, and Marabel J. Kersey

Dated: June 11, 1994  
Ruth E. Beaman (Grantor)  
Russell Beaman (Grantor)  
Marabel J. Kersey (Grantor)  
Dawn M. Nelson (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.

Dawn M. Nelson  
Notary Public  
(This form is acknowledgment for individual grantor(s) only)

