



# WARRANTY DEED

Know All Men by These Presents: That Gary G. Shearer and Sherry A. Shearer, husband and wife,

in consideration of the sum of -- Forty-six Thousand and no/100----- (\$46,000.00) in hand paid do hereby Convey unto Dean V. Abbott and Christine J. Abbott, husband and wife, as Joint Tenants With <sup>Full</sup> Rights of Survivorship and not as Tenants in Common

Grantees' Address: Winterset, Iowa 50273

the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Sixteen (16) in Block Two (2) of Danforth's Second Addition to the Original Town of Winterset, Madison County, Iowa.

|   |
|---|
| REAL ESTATE TRANSFER<br>TAX PAID <u>11</u><br>STAMP # |
| \$ <u>50.05</u>                                       |
| <u>Shirley H. Henry, Dep.</u><br>RECORDER             |
| <u>7-17-87</u> <u>Madison</u><br>DATE COUNTY          |

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MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warranty and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 17th day of July, 19 87.

STATE OF IOWA  
MADISON COUNTY,

ss:

X Gary G. Shearer  
Gary G. Shearer

On this 17th day of July, 19 87, before

X Sherry A. Shearer  
Sherry A. Shearer

me, the undersigned, a Notary Public in and for said State, personally appeared Gary G. Shearer and Sherry A. Shearer

R. R. 1, Box 177

Peru, Iowa 50222

(Grantor's address)

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.

Chet R. Chickering

Notary Public in and for the State of Iowa.

