



SPECIAL WARRANTY DEED

Know All Men by These Presents: That Judith Ann Christensen, formerly Judith Ann Dennis, and Billy W. Christensen, wife and husband

_____ in consideration of the sum of Two Thousand Four Hundred and no/100 Dollars (\$2,400.00) in hand do hereby Convey unto Veldeva Rees

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

The West Half (1/2) of the East Half (1/2) of Lot One (1) of Hutchings Addition to the City of Winterset, Madison County, Iowa

REAL ESTATE TRANSFER
TAX PAID 37
STAMP #
\$ 2.30
Shirley H. Henry
RECORDER
4-24-87 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

Compared
2117
FILED NO. _____
BOOK 53 PAGE 507
1987 APR 24 PM 3:48
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Grantors hereby assign all of their right, title and interest in and to a certain installment real estate contract, dated April 23, 1987, by and between the Grantors and Debbie Adams and Larry Tyer, pertaining to the sale and purchase of the above described to the Grantee. This conveyance is subject to the rights of Debbie Adams and Larry Tyer under said contract.

REC
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And the grantors do Hereby Covenant with the said grantees, and successors in interest to Warrant and Defend the said premises against the lawful claims of all persons claiming by, through or under them, except as may be above stated.

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

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 23rd day of April, 19 87

Judith Anne Christensen
Judith Ann Christensen
Billy W. Christensen
Billy W. Christensen

STATE OF IOWA,
COUNTY OF MADISON } ss.

On this 23rd day of April, A. D. 19 87
before me, the undersigned, a Notary Public in and for said County,
in said County personally appeared Judith Ann Christensen and Billy W. Christensen

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.

Harold H. [Signature]
Notary Public in and for said County