

REAL ESTATE TRANSFER
TAX PAID <u>20</u>
STAMP #
\$ <u>52.25</u>
<i>Shirley A. Henry</i> RECORDER
<u>3-11-88</u> <u>Madison</u> DATE COUNTY

FILED NO. 1612
 BOOK 54 PAGE 162
 1988 MAR 11 PM 4:12
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00, Trans. \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Forty-seven thousand eight hundred sixty-----(\$47,860.00)
Dollar(s) and other valuable consideration, Dennis J. Neal, a single person

do hereby Convey to Alma E. Lyman

the following described real estate in Madison County, Iowa:

Lot 2 of the Subdivision of Lots 7 & 8 in Valley View Addition
to the City of Winterset, Madison County, Iowa.

This Warranty Deed is subject to a mortgage from Dennis J. Neal, to the United States of America, acting through the Farmers Home Administration, U. S. Department of Agriculture, dated October 29, 1983, and recorded October 31, 1983, in Mortgage Record 139 on page 18, which secures the repayment of an original principal sum of \$48,250. Alma E. Lyman, through the recording of this Warranty Deed, as well as the execution of other documents, assumes and agrees to pay the above-described mortgage.

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:
~~DES MOINES~~ Clinton COUNTY,

Dated: March 8, 1988

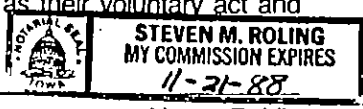
On this 8th day of March, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis J. Neal

Dennis J. Neal
Dennis J. Neal (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.

[Signature]
(Grantor)

[Signature]
Notary Public



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