

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 53 35
Mary E. Welty
RECORDER
3-23-88 Madison
DATE COUNTY

FILED NO. **1691**
BOOK 54 PAGE 176

1988 MAR 23 AM 9:54

Fee \$5.00
Transfer \$5.00

Compared

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY NINE THOUSAND AND 00/100 (\$49,000.00)
Dollar(s) and other valuable consideration, Cheryl C. Bane (Gust) and Kevin Gust,
wife and husband

do hereby Convey to Velma L. Roberts, a single person

the following described real estate in Madison County, Iowa:

Lot Four (4) of the Subdivision of Lots Seven (7) and
Eight (8) in Valley View Addition to the City of
Winterset, Madison County, Iowa,

Subject to a mortgage to United States of America, acting
through the Farmers Home Administration, United States
Department of Agriculture, recorded at Mortgage Record 145,
Page 618, in the Madison County Recorder's Office, which
the buyer has agreed to assume and pay.

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,

Dated: March 18, 1988

On this 18 day of March, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Cheryl C. Bane (Gust) and Kevin Gust

X Cheryl C. Bane Gust
Cheryl C. Bane (Gust) (Grantor)

X Kevin Gust
Kevin Gust (Grantor)

GERALDINE M. LEE
to be 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.

Geraldine M. Lee
Geraldine M. Lee Notary Public (Grantor)

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