



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Twenty-five Thousand and no/100  
Dollar(s) and other valuable consideration, Ronald L. Goodknight, single

do hereby Convey to Philip N. Madonia and Kathleen J. Madonia, husband and wife

the following described real estate in Madison County, Iowa:

The East One-third (1/3) of Lot Six (6) and the West  
One-third (1/3) of Lot Seven (7) in Block Eleven (11)  
of the Original Town Plat of the City of Winterset,  
Madison County, Iowa

REAL ESTATE TRANSFER  
TAX PAID 92  
\$26 95 STAMP II  
Mary E. Welty  
RECORDER  
9-22-87 Madison  
DATE COUNTY

Compared

FILED NO. 539  
BOOK 53 PAGE 727

1987 SEP 28 PH 1:26

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

IND.      
REC.      
PAGE    

This Deed is in fulfillment of a Real Estate Contract dated July 29, 1975 and filed on July 30, 1975 in Town Lot Deed Record Book 46 at page 552 of the Madison County Recorder.

COUNTY

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: September 17, 1987

On this 17th day of September, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald L. Goodknight

Ronald L. Goodknight  
Ronald L. Goodknight (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.

Beth Flander Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)  
(Grantor)  
(Grantor)