

REAL ESTATE TRANSFER  
TAX PAID 1/2  
STAMP #  
\$ 48 95  
Mary E. Welty  
RECORDER  
2-11-88 Madison  
DATE COUNTY

Compared

FILED NO. 1391<sup>c</sup>  
BOOK 54 PAGE 124  
1988 FEB 11 PM 4:18

RD. ✓  
REC. ✓  
PAGE ✓

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00  
SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of FORTY FIVE THOUSAND DOLLARS AND NO/100 (\$45,000.00)  
Dollar(s) and other valuable consideration, Douglas L. Hansen and Jodene C. Hansen,  
husband and wife

do hereby Convey to Jerry E. Sparks and Dianna L. Sparks as joint tenants  
with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

Lot One (1) of Northwest Development - Plat 1,  
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 139, Page 164 in the Madison  
County Recorder's Office, which the buyer's have  
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,

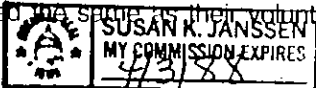
Dated: February 11, 1988

On this 11th day of February,  
1988, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Douglas L. Hansen and  
Jodene C. Hansen

Douglas L. Hansen  
Douglas L. Hansen (Grantor)

Jodene C. Hansen  
Jodene C. Hansen (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.



Susan K. Janssen Notary Public

(Grantor)

(Grantor)

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