

REAL ESTATE TRANSFER
TAX PAID 9
STAMP # 25
\$ 30
Mary E. Welty
RECORDER
11-14-88 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 993
BOOK 54 PAGE 596
1988 NOV 14 PM 1:57

Completed

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-EIGHT THOUSAND AND NO/100----- (\$28,000.00)
Dollar(s) and other valuable consideration, JERRY D. AUSTIN and CAROLYN H. AUSTIN,
Husband and Wife,

do hereby Convey to J. DANA AUSTIN and MELINDA R. AUSTIN

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The South Half (S $\frac{1}{2}$) of Lots One (1) and Two (2), in
Half Block One (1) of Sowder's Addition to the Town of
St. Charles, Madison County, Iowa.

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: 11-8-88

On this 8 day of November,
1988, before me the undersigned, a Notary Public in and for said State, personally appeared
Jerry D. Austin and Carolyn H. Austin

Jerry D. Austin
Jerry D. Austin (Grantor)

Carolyn H. Austin
Carolyn H. Austin (Grantor)

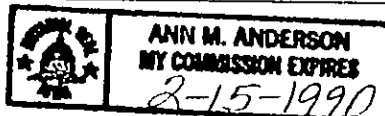
(Grantor)

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.

Ann M. Anderson

Notary Public

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



Please type or print name under signatures as per Sec. 335.2 Code of Iowa