

REAL ESTATE TRANSFER  
TAX PAID 18  
STAMP #  
\$ 13.75  
*Mary E. Welty*  
RECORDER  
5-16-88 Madison  
DATE COUNTY

Compared

FILED NO. **2097**  
BOOK 54 PAGE 244  
1988 MAY 16 AM 10:20  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Thirteen Thousand and no/100 (\$13,000.00) ---  
Dollar(s) and other valuable consideration, Wayne A. Griffith and Velma F. Griffith,  
husband and wife

do hereby Convey to Mark W. Tunell and Barbara J. Tunell, as joint tenants with full  
rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) in Block Sixteen (16)  
of Pitzer & Knight's Addition to the Town of  
Winterset, Madison County, Iowa

This deed is in fulfillment of a real estate contract, dated June 2, 1987  
and filed in Book 53 at page 555

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: May 10, 1988

On this 10 day of May, 19 88, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne A. Griffith and Velma F. Griffith

*Wayne A. Griffith*  
Wayne A. Griffith (Grantor)

*Velma F. Griffith*  
Velma F. Griffith (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.

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

**BEITZ**  
*G.R. Beitz*  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)