

514

# WARRANTY DEED

IOWA REALTY CO., INC.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50265

Know All Men by These Presents: That Keith L. Reynolds and Janice E. Reynolds, husband and wife

\_\_\_\_\_ in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Peter M. Watt and Marian P. Watt, husband and wife,

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, situated in Madison County, Iowa, to-wit:

Lots Three (3) and Four (4) of Half Block fifteen (15) of HARTMAN & YOUNG'S ADDITION TOT HE TOWN OF St. Charles, Madison County, Iowa, subject to and together with any and all easements, covenants and restrictions of record

Completed

FILED NO. 514  
BOOK 54 PAGE 464  
1988 SEP -6 PM 1:54  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP #  
\$ 5.50  
Mary E. Welty  
RECORDER  
9-6-88 Madison  
DATE COUNTY

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors Covenant to **Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 22 day of Aug, 19 88.

Keith L Reynolds  
Keith L. Reynolds

Janice E. Reynolds  
Janice E. Reynolds

STATE OF IOWA,  
COUNTY OF Polk SS.

On this 23<sup>RD</sup> day of August, 19 88 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Keith L. Reynolds and Janice E. Reynolds, husband and wife

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.

Peggy J. Sheehan

PEGGY J. SHEEHAN  
MY COMMISSION EXPIRES  
3-3-91