

REAL ESTATE TRANSFER  
TAX PAID 18  
STAMP #  
\$ 27 50  
Mary E. Welty  
RECORDER  
5-12-89 Madison  
DATE COUNTY

FILED NO. 2235

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89 MAY 12 PH 4:03

COMPUTER

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Twenty-five Thousand Five Hundred and no/100- - - - (\$25,500)  
Dollar(s) and other valuable consideration, Lewis A. Capps and Cheryl L. Capps, husband and wife

do hereby Convey to James D. Tracy

the following described real estate in Madison County, Iowa:

Lot One (1) in Block Three (3) of Danforth's Addition to the  
Original Town of Winterset, 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: May 12, 1989

On this 12 day of May, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Lewis A. Capps and Cheryl L. Capps

Lewis A. Capps  
Lewis A. Capps (Grantor)

Cheryl L. Capps  
Cheryl L. Capps (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.

Stephen Walters Notary Public

