

REAL ESTATE TRANSFER
TAX PAID 13
STAMP #
\$ 54 45
Shirley H. Henry
RECORDER
2-14-89 Madison
DATE COUNTY

Compared

1611

FILED NO. 1611
BOOK 54 PAGE 720

1989 FEB 14 PM 1:35

Fee \$5.00
Transfer \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

COMPUTER

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifty Thousand and no/100 (\$50,000.00)
Dollar(s) and other valuable consideration, George T. Jackson and Ruth E. Jackson,
husband and wife

do hereby Convey to Merrill J. Hitchcock and Christine A. Hitchcock, husband
and wife, as Joint Tenants with full rights of survivorship and not
as Tenants in Common

the following described real estate in Madison County, Iowa:

The East One-fourth (1/4) of Out Lot Two (2) except the North
140 1/4 feet thereof, of East Addition of Out Lots to the
Original Town of Winterset, in Madison County, Iowa, subject to
the use of the South 33 feet thereof for street purposes; and
also the right to use a driveway 12 feet off the West side of the
South Half (1/2) of Outlot 15 of East Addition of Outlots to the
Original Town of Winterset, Madison County, Iowa

This Deed is in fulfillment of a real estate contract recorded
August 10, 1988 in Book 54 at page 421.

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 13, 1989

On this 13 day of February
1989, before me, the undersigned, a Notary
Public in and for said State, personally appeared
George T. Jackson and Ruth E.
Jackson

George T. Jackson
George T. Jackson (Grantor)

Ruth E. Jackson
Ruth E. Jackson (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.

G
(Grantor)

Ruth Flander
Ruth FLANDER Notary Public

(Grantor)

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