REAL ESTATE TRANSFER
TAX PAID  //
STAMP #
$69 30
RECORDER
3-13-89  madison
DATE  COUNTY

Compared

FILED NO. **1775**
BOOK **54** PAGE **747**

1989 MAR 13 AM 9:48

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $5.00
Transfer $5.00

SPACE ABOVE THIS LINE
FOR RECORDER

## WARRANTY DEED — JOINT TENANCY

For the consideration of  SIXTY-THREE THOUSAND FIVE HUNDRED AND NO/100 ($63,500.00
Dollar(s) and other valuable consideration,  Theodore S. Ward, Jr. and Carol J. Ward,
husband and wife,

do hereby Convey to  Paul T. McCaughey and Sarah S. McCaughey, 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:

Lot Forty-one (41)of Honor's Acres Second Addition
to the 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,

On this  7th  day of  March
, 1989, before me the undersigned, a Notary
Public in and for said State, personally appeared
Theodore S. Ward, Jr.
Carol J. Ward

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.

SUSAN K. JANSSEN
MY COMMISSION EXPIRES
4/3/91

_____ ) Notary Public
(This form of acknowledgment for individual grantor(s) only)

Dated:  March 7, 1989

Theodore S. Ward, Jr.  (Grantor)

Carol J. Ward  (Grantor)

_____  (Grantor)

_____  (Grantor)