

FILED NO. _____
BOOK 55 PAGE 173

[Compared] 89 JUL 12 AM 9:50

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

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>7</u>
\$ <u>9.35</u>
<u>Mary E. Welty</u>
RECORDER
DATE <u>7-12-89</u> COUNTY <u>Madison</u>

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of Nine Thousand and no/100 (\$9,000.00) -----
Dollar(s) and other valuable consideration, Loren A. Grout and Lois F. Grout, husband
and wife

do hereby Convey to Frank L. Holland and Doris M. Holland, 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:

Commencing 132 feet East of the Northwest Corner of Block Twenty-
two (22) of Pitzer and Knight's Addition to the Town of
Winterset, Madison County, Iowa, thence South one hundred and
forty and one-quarter feet (140 1/4), thence East fifty (50)
feet, thence North one hundred and forty and one-quarter (140
1/4) feet, thence West fifty (50) feet to point of beginning,
except a strip along the North side now used for street purposes.

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: July 10, 1989

On this 10 day of July,
1989, before me, the undersigned, a Notary Public in and for said State, personally appeared
Loren A. Grout and Lois F. Grout

Loren A. Grout (Grantor)

Lois F. Grout (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.

Charles E. Tucker, Jr.
Charles E. Tucker, Jr., Notary Public
(This form of acknowledgment for individual grantor(s) only)

