

REAL ESTATE TRANSFER  
TAX PAID 7  
\$ 8.25  
*Mary E. Welty*  
RECORDER  
11-2-89 Madison  
DATE COUNTY

Compared

FILED NO. 851  
BOOK 55 PAGE 402  
89 NOV -2 PM 2: 26

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 Eight Thousand and no/100----- (\$8,000)---  
Dollar(s) and other valuable consideration, Michael A. Koehler and Joyce E. Koehler, husband and  
wife,

do hereby Convey to Ruth L. Wakefield

the following described real estate in Madison County, Iowa:

The West Half (1/2) of the West Half (1/2) of Lot One (1) of  
Hutching's Addition to Winterset, Madison County, Iowa.

This Warranty Deed is given in fulfillment of a recorded Real Estate Contract.

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:  
WARREN COUNTY,

Dated: September 5, 1989

On this 5<sup>th</sup> day of September,  
19 89, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Michael A. Koehler and Joyce E. Koehler

*Michael A. Koehler*  
Michael A. Koehler (Grantor)

*Joyce E. Koehler*  
Joyce E. Koehler (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.

*Jeri K. Davis*  
Notary Public (Grantor)

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

