IOWA STATE BAR ASSOCIATION Official Form No. 101

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FILED NO. 2420

BOOK 55 PAGE 767

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MARY E. WELTY RECORDER MADISON COUNTY, IGWA

**REAL ESTATE TRANSFER** TAX PAID 32 STAMP # 34.90 COUNTY

IND. REC. PAGE \_\_ Colling

Fee \$5.00 Transfer \$5.00

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## **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of FOURTEEN THOUSAND FIVE HUNDRED----(\$14,500.00)-----Dollar(s) and other valuable consideration, <u>STEPHEN J. CHANDLER and CHARLENE CHANDLER</u>, husband and wife. Charlene Chandler was f/n/a Charlene McDonald AHNEN a/k/a VELMA BREZO AHNEN, a single v . do hereby Convey to VELMA person, the following described real estate in \_\_\_ Madison \_\_ County, lowa:

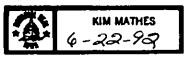
The East  $\frac{1}{2}$  of Lot 3 and a tract commencing at the Southeast Corner of Lot 2 and running thence North 25 feet, thence West to the West line of the East 2 of said Lot 2, thence South 23 feet to the South line of said Lot 2, thence East to the point of beginning, in Benjamin Lindsey's Addition 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 acknowledgement hereof, shall be construed as in the singular or plural ar and as masculine or feminine gender, according to the context.

number, and as masculine or leminine gender, according to the comment	
STATE OF	DATEDX May 22, 199
MADISON COUNTY,  On this 22 day of May  1990 , before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen J. Chandler and Charlene Chandler	X Stephen J. Chandler  X Charlene Chandler
to me known to be the identical persons named in and who executed the foregoing instrument and acknow- ledged that they executed the same as their voluntary	Charlene Chandler
act and deed.	R. R. #1 - Box 146
(This form of acknowledgement for individual grantor(s) only)	Winterset, IA 50273

Flowa State Bar Association This Printing September, 1989



DEED RECORD 55

**101 WARRANTY DEED** Revised April 1989

HADMAGEDY

(Grantor)

(Grantor)

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