

IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 19
STAMP # 25
\$ 118
Sherling G. Henry
RECORDER
7-16-90 Madison
DATE COUNTY

FILED NO. 117
BOOK 56 PAGE 62
90 JUL 16 PM 1:46
MAY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Eight Thousand and no/100 (\$108,000.00) -
Dollar(s) and other valuable consideration, J-C The Builders, a partnership

do hereby Convey to Gary D. Smith and Mary A. Smith, 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 Twenty-nine (29) in Honor's Acres Second Addition to the City
of Winterset, Madison County, Iowa

For Collection deed
see Deed Rec. 56-180

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 number, and as masculine or feminine gender, according to the context.

STATE OF _____, ss:
_____ COUNTY,

DATED: July 12th, 1990

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Randy Jeffs
Randy Jeffs (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.

(Grantor)

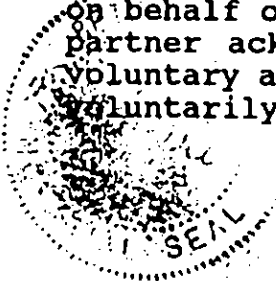
(Grantor)

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

(Grantor)

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 12th day of July, 1990, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Randy Jeffs, to me personally known, who being by me duly sworn, did say that the person is one of the partners of J-C The Builders, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Beth Flander Notary Public in the State of Iowa