

REAL ESTATE TRANSFER TAX PAID	
STAMP #	
\$ 58 (85)	
<i>Michelle Utaker</i> RECORDER	
5-2-91 DATE	Madison COUNTY

COMPARED

FILED NO. **2209**  
 BOOK 56 PAGE 574  
 91 MAY -2 AM 10:13  
 MICHELLE UTAKER  
 RECORDER  
 MADISON COUNTY, IOWA  
 Fee \$5.00  
 Transfer \$5.00



**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Fifty-four Thousand and no/100- - - - - (\$54,000.00)  
Dollar(s) and other valuable consideration, Lawrence Bailey and Myrtle Bailey, husband and wife,

do hereby Convey to Lenard Binns and Margaret Binns

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

The East 37½ feet of the South Half (½) of Lot Six (6) and the East 37½ feet of Lot Seven (7), and a tract described as commencing at the Southwest corner of Lot Eight (8), running thence North 99 feet, thence West 16½ feet, thence South 99 feet to the Southeast corner of Lot Seven (7), thence East 16½ feet to the point of beginning, all in Block Seventeen (17) of West 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,

Dated: May, 1991

On this 2 day of May, 1991, before me the undersigned, a Notary Public in and for the State, personally appeared Lawrence Bailey and Myrtle Bailey

Lawrence Bailey  
Lawrence Bailey (Grantor)

Myrtle Bailey  
Myrtle Bailey (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.

Patrick J. Cook  
Patrick J. Cook Notary Public

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

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