

REAL ESTATE TRANSFER
TAX PAID <u>39</u>
\$ <u>48.95</u> STAMP #
<u>Mary E. Welty</u>
RECORDER
<u>12-4-90</u> <u>Madison</u>
DATE COUNTY

*Comment*

FILED NO. 1191

BOOK 56 PAGE 331

90 DEC -4 AM 8:23

Fee \$10.00  
Transfer \$5.00

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED — JOINT TENANCY

For the consideration of One and no/100 (\$1.00)  
Dollar(s) and other valuable consideration, RALPH V. BAUMGARDNER a/k/a FRANK V. BAUMGARDNER and  
LORINDA BAUMGARDNER, husband and wife

do hereby Convey to JEFF JENKINS and ROSE JENKINS, 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 Five (5) in Block Thirty-four (34) of the Original 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: 10-16-1990

On this 16<sup>th</sup> day of October, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Ralph V. Baumgardner a/k/a Frank V. Baumgardner

Ralph V. Baumgardner  
RALPH V. BAUMGARDNER a/k/a (Grantor)  
FRANK V. BAUMGARDNER  
Lorinda Baumgardner  
LORINDA BAUMGARDNER (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.

Martin L. Fisher  
Notary Public

(Grantor)  
(Grantor)  
(Grantor)

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

DEED RECORD 56



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STATE OF IOWA, Quinn COUNTY, ss:

On this 17th day of October, A.D. 19 90, before me, the undersigned, a

Notary Public in and for the State of Iowa, personally appeared Lorinda Baumgardner, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that ~~(he)~~ (she) executed the same as ~~(his)~~ (her) voluntary act and deed.



Beverly Wild, Notary Public in and for said State.

IOWA STATE BAR ASSOCIATION  
Official Form No. 173  
Revised February, 1969  
This Printing March, 1989

(Section 558.39, Code of Iowa)

Acknowledgement: For use in case of natural persons acting in their own right

Public in and for said County and said State, personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that they are the \_\_\_\_\_ and \_\_\_\_\_ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) (the seal affixed thereto is the seal of said) on behalf of said corporation by authority of its Board of Directors; and that the said \_\_\_\_\_ and \_\_\_\_\_ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_, Notary Public

1191

WARRANTY DEED  
JOINT TENANCY

TO

Entered upon transfer books and for taxation this 4 day of Dec, 19 90  
Jean Welch Auditor  
By Becky McDonald Deputy

Filed for record, indexed and delivered to County Auditor this 4 day of December, 19 90 at 8:33 o'clock A. M., and recorded in Lead Record 56-331 of Madison County Records. Recorder's fee \$ 10.00 PAID. Auditor's fee \$ 5.00 PAID.  
Mary E. Skelton Recorder  
By Betty M. Nicks Deputy

WHEN RECORDED RETURN TO

H M Bank