

FILED NO. **1293**

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91 NOV 20 PM 3:45

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #

\$ 93.60

Shirley J. Henry
RECORDER

11-20-91 Madison
DATE COUNTY

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of FIFTY-NINE THOUSAND AND NO/100----- (\$59,000.00)
Dollar(s) and other valuable consideration, CLARA LEONA DUNCAN, Single,

do hereby Convey to COLLINS FUNERAL HOME, INC.,

the following described real estate in Madison County, Iowa:

Lots Seven (7) and Eight (8) in Block Twenty-one (21) of the Original Town Plat of Winterset, Madison County, Iowa, except the West Twenty (20) feet of Lot Seven (7) and except commencing at the Northeast Corner of Lot Eight (8), running thence West 112 feet, thence South 40 feet, thence East 112 feet, thence North to the place of beginning.

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 IOWA,
ss:
MADISON COUNTY,

DATED: November 16, 1991

On this 16 day of November,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Clara Leona Duncan

Clara Leona Duncan
Clara Leona Duncan (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)

Charles E. Tucker, Jr.
Charles E. Tucker, Jr. Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

