

52 80 5-5

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

~~CONFIDENTIAL~~

Fee \$5.00
Transfer \$5.00

REAL ESTATE TRANSFER
TAX PAID <u>15</u>
STAMP #
\$ <u>52 80</u>
<u>Michelle Utcler</u>
RECORDER
<u>5-15-91</u> <u>Madison</u>
DATE COUNTY

FILED NO. 2339

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MICHELLE UTCLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Forty-eight thousand five hundred (\$48,500.00)
Dollar(s) and other valuable consideration, Kimberly J. Simmons

do hereby Convey to Kimberly S. Garrison

the following described real estate in Madison County, Iowa:

Lot Five (5) of the Subdivision of Lots Seven (7) and Eight (8)
in Valley View Addition to the City 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 number, and as masculine or feminine gender, according to the context.

STATE OF Iowa

DATED: May 15, 1991

Madison COUNTY, ss:

On this 15th day of May,
19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Kimberly J. Simmons

Kimberly J. Simmons
Kimberly J. Simmons (Grantor)

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
act and deed.

(Grantor)

(Grantor)

(Grantor)

(Grantor) 599

J. W. Perry
Notary Public
(This form of acknowledgement for individual grantor(s) only)

DEED RECORD 56