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| REAL ESTATE TRANSFER TAX PAID |
| STAMP # <u>36</u> |
| \$ <u>39.05</u> |
| <i>Michelle Utsler</i> RECORDER |
| <u>6-25-91</u> <u>Madison</u> DATE COUNTY |

COMPARED

FILED NO. 2662

BOOK 56 PAGE 687

91 JUN 25 AM 11:18

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar & OVC
Dollar(s) and other valuable consideration, Dennis A. Pannkuk and Jill Pannkuk

do hereby Convey to Fred R. Culpepper and Dolores K. Culpepper,
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:

A tract of real estate described as commencing at a point 200.5 feet East of the Southwest corner of Lot Four (4) in Block Seven (7) of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa, thence East 65.5 feet, thence North 1 chain and 90 links, thence East .23 of a foot, thence North 12 feet, thence West 65.5 feet, thence South 12 feet, thence West .23 of a foot, thence South 1 chain and 90 links to the point 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 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:
Butler Madison COUNTY,

Dated: June 8, 1991

On this 8 day of June, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared Dennis A. Pannkuk and Jill Pannkuk

Dennis A. Pannkuk
Dennis A. Pannkuk (Grantor)

Jill Pannkuk
Jill Pannkuk (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)

Merrill D. Ahrens
Merrill D. Ahrens Notary Public

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

DEED RECORD 56

687

