

Fee \$5.00
Transfer \$5.00

FILED NO. 21
BOOK 56 PAGE 713

91 JUL -2 PM 3:17

COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of one dollar and other consideration
Dollar(s) and other valuable consideration, Joyce E. Smith (Formerly Joyce E. Stonehocker)
and Robert Smith, wife and husband

do hereby Convey to Ava Lea Edwards

the following described real estate in Madison County, Iowa:

The North 66 Feet of Lot Two (2) of Hutchings' Addition to
Winterset, Madison County, Iowa

subject to the terms and conditions of the real estate contract dated
June 15, 1990 by and between Joyce E. Stonehocker, Seller and Theodore
J. Borcharding and Pamela A. Borcharding, Buyers recorded in Book 56
at page 42, the Sellers interest in which is hereby assigned to
Grantee.

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: SEPTEMBER 5, 1990

Madison COUNTY, SS:

On this 5th day of September,
1990, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Joyce E. Smith and Robert
Smith

Joyce E. Smith
Joyce E. Smith (Grantor)

Robert E. Smith
Robert Smith (Grantor)

to me known to be the legal persons named in and
who executed this instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Beth A. Under
Beth A. Under Notary Public

(This form of acknowledgement is not for individual grantor(s) only)

(Grantor)

(Grantor)

DEED RECORD 56

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