

FILED NO. 63  
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IND. REC. PAGE

Fee \$5.00

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COMPARED

MICHELLE HYDE  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED**

SPACE ABOVE THIS LINE  
FOR RECORDER

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

do hereby Convey to Kimberly S. Garrison, single

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,

This deed is to correctly state the marital status of Kimberly J. Simmons  
and Kimberly S. Garrison.

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: 6-25-91

On this 25<sup>th</sup> day of June, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Kimberly J. Simmons

Kimberly J. Simmons  
Kimberly J. Simmons (Grantor)

Please type or print names under signatures as per Sec 335.2 Code of Iowa

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)

[Signature]  
Notary Public

(Grantor)

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