

REAL ESTATE TRANSFER
TAX PAID <u>24</u>
STAMP #
\$ <u>15.00</u>
<i>Michelle Utsler</i>
RECORDER
<u>8-16-91</u> <u>Madison</u>
DATE COUNTY

COMPARED

FILED NO. **504**
 BOOK 56 PAGE 797
 91 AUG 16 AM 11:23
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$5.00
 Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Ten Thousand and No/100 ----- (\$10,000.00)
Dollar(s) and other valuable consideration,

Leo P. King and Lisa A. King, husband and wife,

do hereby Convey to Billy W. Christensen

the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing at a point 272 feet East of the Southwest Corner of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, and running thence East 100 feet, thence North 217 feet, thence West 100 feet, thence South 217 feet to the place of beginning (except the South 33 feet thereof), otherwise known and described as the East Half (½) of Lot Nine (9) of Burger's Four-Acre Lot in the City of Winterset, Madison County, Iowa,

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 1 APPLIES.

This Deed is given in full and complete satisfaction of a Real Estate Contract recorded July 27, 1988 at Book 54, Page 388, Madison County, Iowa Recorder's Office.

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: August 1, 1991

On this 1st day of August, 19 91, before me, the undersigned, a Notary Public in and for said State, personally appeared Leo P. King and Lisa A. King

Leo P. King
 Leo P. King (Grantor)
Lisa A. King
 Lisa A. King (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.

Jane A. Dawson
Notary Public

(Grantor)

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

