

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX PAID 21
STAMP #
\$ 90 / 140
Michelle Utzler
RECORDER
12-23-91 Madison
DATE COUNTY

COMPARED

FILED NO. 1507

BOOK 57 PAGE 234

Fee \$5.00
Transfer \$5.00

91 DEC 23 PM 1:56

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifty-six Thousand Eight Hundred and no/100 (\$56,800.00) -
Dollar(s) and other valuable consideration, Edna Oglesbee, single

do hereby Convey to Thomas S. Rankin and Sandra L. Rankin, 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:

Lot Ten (10) and the East Half (1/2) of Lot Eleven (11) of Bond-
Peterson Place, an Addition to the Town 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: November 8, 1991

MADISON COUNTY, ss:

On this 8th day of November,
1991, before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
Edna Oglesbee

Edna Oglesbee
Edna Oglesbee (Grantor)

(Grantor)

(Grantor)

(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.

John E. Gaspard
John E. Gaspard Notary Public
(This form of Acknowledgment for individual grantor(s) only)