IOWA REALTY CO. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266

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REAL ESTATE TRANSFER TAX PAID 45
Michelle Utolen RECORDER 4-28-00 Madison DATE COURT

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	BOOK 63 PAGE 834	
	_ 2000 APR 28	
	MOHELLE RECOR MAISON COL	DER

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, IOWA 50266-453-6211

LENDER TO COMPLETE: Erin Howe 410 W 4 Each am, Se 50072

\$107,900°

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration the receipt of which is hereby acknowledged Monte Schnack and Megan Schnack, husband and wife hereby convey unto Erin B. Howe, Charles W. Howe, Darrin Lutyen and Martha E. Howe, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa:

The East 80 Feet of Lot Two (2) in Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Signed this 24^{13} day of April 2000.

Monte Schnack

Monte Schnack

Many Sanah

Megan Schnack

STATE OF

COUNTY OF Madison

On this 24 day of 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Monte Schnack and Megan Schnack, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notero Public in and for Said State