

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

# 139,000.<sup>00</sup>/<sub>xx</sub>

REC \$ 5.<sup>00</sup>  
AUD \$ 5.<sup>00</sup>  
R.M.F. \$ 1.<sup>00</sup>

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COMPARED \_\_\_\_\_

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BOOK 142 PAGE 864  
2000 AUG 16 PM 12:24

PREPARED BY: K. KIMBROW MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 (515) 281-1111  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE: Address Tax Statements to: Tracy & Denise Larson  
2207 Pontina Ct Apt B, Kissimmee, Florida 34741  
**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Pamela Ann Ritchhart and David Carl Ritchhart, a/k/a Pamela A. Ritchhart and David Carl Ritchhart, wife and husband, hereby convey unto Tracy Larson and Denise J. Larson, husband and wife 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 South 467 Feet of the West 467 Feet of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., 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.

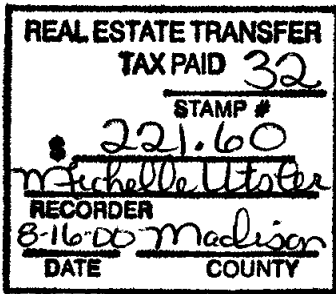
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to such real estate.

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.

Dated Aug 9, 2000

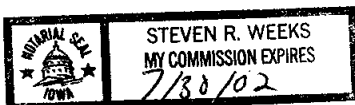
Pamela Ann Ritchhart  
Pamela Ann Ritchhart

David Carl Ritchhart  
David Carl Ritchhart



STATE OF Iowa, Madison COUNTY, SS:

On this 9 day of Aug, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared Pamela Ann Ritchhart and David Carl Ritchhart, a/k/a Pamela A. Ritchhart and David Carl Ritchhart, wife and husband, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



Steven R. Weeks  
Notary Public in and for Said State