

REAL ESTATE TRANSFER
TAX PAID 55
 STAMP #
 \$ 28.00
Michelle Utaler
 RECORDER
7-30-02 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. **003601**
 BOOK 2002 PAGE 3601
 2002 JUL 23 PM 3:54
 (3:54 PM)
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Kristine Corcoran Frye, 520 - 35th Street, Des Moines, (515) 274-3800
 Individual's Name Street Address City



Address Tax Statement: James G. and Charlotte L. Kraai
 #17,875.⁰⁰ 2513 - E. Sheridan Ave., Des Moines, IA 50317

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
 Dollar(s) and other valuable consideration,
Claude S. Sparks, Jr. and Betty M. Sparks, husband and wife,

do hereby Convey to
James G. Kraai and Charlotte L. Kraai, husband and wife,

the following described real estate in Madison County, Iowa:

Lot One (1) of Kraai's Bethoron Subdivision located in the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., as shown in Plat Survey filed in Book 1, Page 156 on October 27, 1980 in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

Exemption 1: Deed given in fulfillment of real estate contract filed November 23, 1988 and recorded in Deed Record Book 125, Page 54.

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: POLK COUNTY,
 On this 18th day of July,
2002, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
Claude S. Sparks, Jr. and Betty M. Sparks, husband and
wife

Dated: 07/18/02
Claude S. Sparks Jr
 Claude S. Sparks, Jr. (Grantor)

Betty M. Sparks
 Betty M. Sparks (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.

 (Grantor)

 (Grantor)

Brenda J. O'Neal
BRENDA J. O'NEAL Notary Public
COMMISSION NO. 704111
 (This form is not to be used for individual grantors only)
 MY COMMISSION EXPIRES
JULY 14, 2003