

ENTERED FOR TAXATION
THIS 21 DAY OF 04-06
Debbie G. Kream
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED

Return to: Merrill J. Hitchcock, 317 North 8th Street, Winterset, IA 50273
Prepared by: James E. Nervig, Attorney at Law, 550 - 39th Street, Suite 200, Des Moines, IA 50312 515-274-1450
Address Tax Statement: Merrill J. Hitchcock, 317 North 8th Street, Winterset, IA 50273

At \$7500.00

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Investors Realty Inc., as grantor, does hereby convey to Merrill John Hitchcock and Christine Ann Hitchcock, husband and wife, as grantees, the following described real estate in Madison County, Iowa:

The South 100 Feet of Lot One (1) and the East 20 Feet of the South 100 Feet of Lot Two (2) in Block Eleven (11) in Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa

subject to easements, covenants and restrictions of record, if any.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor will Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them. Grantor makes no warranty, express or implied, with regard to any claims that may be made against the real estate, or against title to the real estate, except as to matters occurring after the recording of the deed to the grantor.

Dated: 4-20.06

INVESTORS REALTY INC.
By: James F. Schae
James Schaer, President

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on April 20th, 2006, by James Schaeer, as President, of Investors Realty Inc.
Carrie Bardwell
Notary Public

