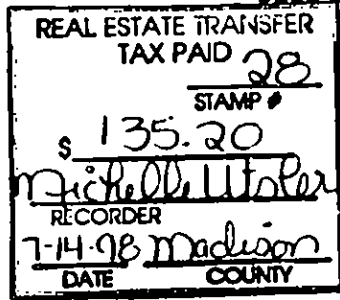


85,000

DEED RECORD 62

572



FILED NO: 237
BOOK 62 PAGE 572
98 JUL 14 PM 12:20
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.21

COMPUTER
RECORDED
COMPARED

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

PREPARED BY: MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-961-6810

SPACE ABOVE THIS LINE FOR RECORDER

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, **James Dean Agan and Beth Ann Agan, husband and wife** hereby convey unto **Christopher C. Hannon and Jennifer P. Hannon, 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:

Commencing at a point 66 feet North of the Southeast corner of Block Nineteen (19) of Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, running thence North 66 feet, thence West 132 feet, thence South 66 feet, thence East 132 feet to the place of beginning.

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.

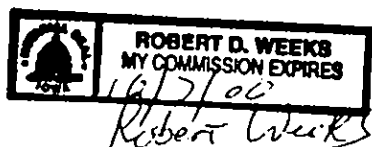
Dated July, 8th, 1998.

By: James Dean Agan
James Dean Agan

By: Beth Ann Agan
Beth Ann Agan

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 8 day of July, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **James Dean Agan and Beth Ann Agan, husband and wife**, 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.



Edw J Weeks
Notary Public in and for Said State