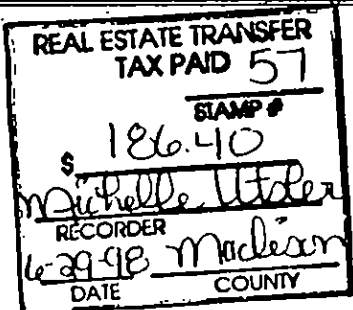


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

John E. Casper ISBA # 000000816

FOR THE LEGAL EFFECT OF THE USE OF
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REC \$ 5.00
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98 JUN 29 PM 12:55
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSET, IOWA 50273-0067, (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 (\$117,000.00) Dollar(s) and other valuable consideration, KEVIN L. JAMES and JODI L. JAMES, formerly known as JODI L. LANDUYT, husband and wife,

do hereby Convey to LANNIE SCHAFROTH and TAMI J. SCHAFROTH, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Lot Ten (10) and the North Half (1/2) of Lot Nine (9) of the subdivision of Lots Eleven (11), Twelve (12), and Thirteen (13), of Hutchings Addition to the Town of Winterset, Madison County, Iowa

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, Dated: JUNE 20, 1998

POWESHIEK COUNTY, ss: On this 20th day of JUNE 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared KEVIN L. JAMES and JODI L. JAMES

Kevin L. James (Grantor)

Jodi L. James (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.

Rollin R. Harder Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

