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BOOK 62 PAGE 651

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-SIX THOUSAND ONE HUNDRED EIGHTEEN
Dollar(s) and other valuable consideration,
FREDA F. BENJAMIN, Single,

do hereby Convey to
DIANE ZEIS,

the following described real estate in Madison County, Iowa:

Lot 3 Block 16 West Addition to the Town of Winterset, Madison County, Iowa

Grantor, Freda F. Benjamin, hereby assigns to Grantee, Diane Zeis, all of Grantor's right, title and interest in and to a certain real estate contract entered into by and between Joseph Benjamin and Freda F. Benjamin, Sellers, and Anthony J. Stuchel and Deborah S. Stewart, Buyers. Said contract is recorded in book 59, page 147 of the Recorder's office of Madison County, Iowa.

This Deed is given solely for the purpose of assigning said contract to Grantee and to convey legal title to said real estate to Grantee.

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 distributiv 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 _____

Dated: Aug 21, 1998

_____ COUNTY, ss:

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Diane Zeis
Diane Zeis, Attorney-in-fact for (Grantor)
Freda F. Benjamin

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)

Notary Public

(Grantor)

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

THE IOWA STATE BAR ASSOCIATION
Official Form No. 184

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 21 day of Aug, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Diane Zeis, to me known to be the person who executed the foregoing instrument in behalf of Freda F. Benjamin and acknowledged that (he) (she) executed the same as the voluntary act and deed of said Freda F. Benjamin

Jerrold B. Oliver

Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney