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FILED NO. 310

BOOK 139 PAGE 335

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSSET, IOWA 50273-0067, (515) 462-4912



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-SIX THOUSAND AND NO/100 (\$56,000.00)
Dollar(s) and other valuable consideration,
ROBERT E. FITCH and ALICE P. FITCH, husband and wife,

do hereby Convey to
ELIZABETH J. CLOUSE

the following described real estate in MADISON County, Iowa:

The East Half (1/2) of the Northwest Quarter (1/4) of Section Fourteen (14) in Township Seventy-four (74) North,
Range Twenty-seven (27) West of the 5th P.M.

**This Deed is given in fulfillment of a Real Estate Contract dated July 15, 1983 and
filed for record on July 18, 1983 in Book 117 at Page 88 in the Madison County
Recorder's Office.**

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: July 7, 1998

MADISON COUNTY, ss:
On this 7th day of July,
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared
ROBERT E. FITCH and ALICE P. FITCH

Robert E. Fitch
ROBERT E. FITCH (Grantor)

Alice P. Fitch
ALICE P. FITCH (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.

John E. Casper
Notary Public (Grantor)

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