



REC \$ 5.00
 AUD \$ 5.00
 COM.F. \$ 1.00

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98 OCT 15 PM 4:02

MICHELLE UTSLET
 RECORDER
 MADISON COUNTY, IOWA

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

PREPARED BY: R. Clements, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

58,000

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, Tommy Steven Hagen Jr. and Elizabeth Ann Hagen, husband and wife hereby convey unto Ronald Llewellyn and Mari Llewellyn, 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:



Lot Six (6) in Block Three (3) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa,

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 Oct 14th, 1998

Tommy Steven Hagen Jr.
 Tommy Steven Hagen Jr.
Elizabeth Ann Hagen
 Elizabeth Ann Hagen

STATE OF IOWA)
) SS.
 COUNTY OF Madison)

On this 14 day of October, A.D. 1998 before me, a Notary Public in and for the State of Iowa, personally appeared, Tommy Steven Hagen Jr. and Elizabeth Ann Hagen, 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.

[Signature]
 Notary Public in and for Said State
 my comm exp 12-1-98