REAL ESTATE TRANSFER TAX PAID 33

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Wichelle Utsley

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FILED NO. 1359

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FIRST REALTY
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

RECORDED COMPANY

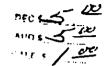
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PREPARED BY: S. STRAIT, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 453-4681

109,000

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, VIRGINIA M. YOUNG, A SINGLE PERSON, hereby convey unto CHRISTOPHER G. BIONDI AND SANDY L. BIONDI, 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 TWO (2) AND THE NORTH 18 FEET OF LOT ONE (1) OF C.K. LEDLIES SUB-DIVISION, DIVISION NO. 1, TO THE TOWN OF EARLHAM, 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.

STATE OF IOWA)
(SS. COUNTY OF POLK)

On this day of A.D. 199, before me, a Notary Public in and for said State personally appeared VIRGINIA M. YOUNG, A SINGLE PERSON, known to be the person named in and who executed the foregoing instrument, and acknowledge that SHE executed the same as HER voluntary act and deed.

Notary Public in and for Said State

WILLIAM E. HAAKINSON
My Commission Expires
March 1, 2001