

AFTER RECORDING RETURN TO:
✓ Brent R. Zimmerman
8350 Hickman Road, Suite 14
Des Moines, Iowa 50325

REAL ESTATE TRANSFER	
TAX PAID 38	
STAMP #	
\$ 86.40	
Michelle Utsler	
RECORDER	
11-30-98	Madison
DATE	COUNTY

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

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FILED NO. 2190
BOOK 139 PAGE 821
98 NOV 30 PM 12:59
515/278-0427
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Brent R. Zimmerman, 8350 Hickman Rd. Ste. 14, Des Moines, IA 50325
\$ 54,300

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Max. J. Anderson and Diane F. Anderson, husband and wife**, do hereby Convey to **Frank J. Greene and Kelly D. Greene, 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 Fourteen (14) of Evans Rural Estates, Plat 2, a Subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This deed is given as full performance of a certain contact as shown of record in Book 128 Page 387 in the office of the Recorder of said County dated January 10, 1991, for the sale of said real estate by and between Grantors herein and Grantees herein, to and including which date only all general warranties and covenants herein extend. Thereafter Grantors warrant title only as against themselves and all parties claiming thereunder. This deed merges all of the prior contractual rights of the parties.

Grantors do hereby Covenant with grantees, and their 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.

Dated: 11-25-98

Max L. Anderson
Max L. Anderson

Diane F. Anderson
Diane F. Anderson

STATE OF IOWA, POLK COUNTY, ss:

On this 25 day of November, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Max L. Anderson and Diane F. Anderson, husband and wife, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Patricia E. Hamilton
Notary Public