

25,000

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

REAL ESTATE TRANSFER	
TAX PAID <u>2</u>	
STAMP #	
\$ <u>39.20</u>	
<u>Michelle Utzler</u>	
RECORDER	
<u>1-4-99</u>	<u>Madison</u>
DATE	COUNTY

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

FILED NO. 2717
BOOK 141 PAGE 2
99 JAN -4 PM 1:48

COMPUTER
RECORDED
COMPALED

PREPARED BY: A. HINNERS, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266
MICHELLE UTZLER
RECORDER
IOWA
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, **Mark C. Grossman and Lynne M. Grossman, husband and wife**, hereby convey unto **R. Allan Bywaters and Cheryl A. Bywaters**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This deed given in fulfillment of a certain contract filed in Book 139, Page 710 of the Madison County, Iowa Records

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 Jan. 2, 1999

Mark C. Grossman
Mark C. Grossman

Lynne M. Grossman
Lynne M. Grossman

STATE OF Iowa, Polk COUNTY, SS:

On this 2nd day of January, A.D. 1999, before me, a Notary Public in and for the State of Iowa personally appeared **Mark C. Grossman and Lynne M. Grossman, 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.

Marcia Wanamaker
Notary Public in and for Said State
MARCIA WANAMAKER