

77,400

REAL ESTATE TRANSFER	
TAX PAID <u>65</u>	
STAMP #	
\$ <u>123.29</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>3-27-98</u>	<u>Madison</u>
DATE	COUNTY

REC. 5⁰⁰
 AUD. 5⁰⁰
 R.M.F. 1⁰⁰

FILED NO. 3701
 BOOK 62 PAGE 384
 98 MAR 27 PM 3:41
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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

COMPUTER
 RECORDED
 COMPARED

PREPARED BY: L.HAYNES, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-961-6810

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, **JUSTIN W. PORTER, A SINGLE PERSON** hereby convey unto **MARK D. LANDRETH AND DENISE L. LANDRETH, 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 FIVE (5) IN BLOCK FOUR (4) OF NORTH ADDITION TO THE TOWN OF WINTERSET, 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 MARCH, 25, 1998.

By: *Justin W. Porter*
JUSTIN W. PORTER

By: _____

STATE OF IOWA)
)SS.
 COUNTY OF MADISON)

On this 25 day of MARCH, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **JUSTIN W. PORTER, A SINGLE PERSON**, 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.



Steven R. Weeks
 Notary Public in and for Said State