

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 00454

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 23
STAMP #
\$ 144.00
Michelle Utsler
RECORDER
2-20-98 Madison
DATE COUNTY

FILED NO. 3059

BOOK 62 PAGE 336

98 FEB 20 PM 3:39

REC 10¹²
M.D.S. 5¹²
R.M.F. 1²

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Dean R. Nelson
Individual's Name

P.O. Box 370
Street Address

Earlham, IA 50072 (515) 758-2267
City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Ninety-one Thousand Dollar(s) and other valuable consideration,
MARGARET E. HENKLE and WILBUR J. HENKLE, wife and husband; MARY LOUISE FREY and HAROLD A. FREY, wife and husband; and FRED A. BRITTAIN and RONALD N. BRITTAIN, wife and husband,
do hereby Convey to
LLOYD H. MILLER and JANICE K. MILLER, 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:

Block Ten (10), EXCEPT the East 296.5 feet, and EXCEPT Commencing at the Northwest corner of Block Ten (10) of Christopher Wilson's Addition, thence 243.74 feet East on the North line of said Block, thence due South to the right of way of line of the Chicago, Rock Island, and Pacific Railroad Co. as now established, thence in a Northwesterly direction to the point of beginning of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa.



Grantors do Hereby Covenant with grantees, and 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.

STATE OF Iowa

Dated: February, 1998

Fremont

COUNTY,

SS:

On this 26 day of January, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret E. Henkle and Wilbur J. Henkle

Margaret E. Henkle Margaret E. Henkle
Wilbur J. Henkle Wilbur J. Henkle
(Grantor)

Freda M. Brittain
Freda M. Brittain (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Ronald N. Brittain
Ronald N. Brittain (Grantor)

Mary Louise Frey
Mary Louise Frey (Grantor)

Harold A. Frey
Harold A. Frey (Grantor)

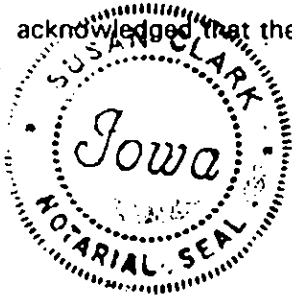
Rosemary L. Spiegel
Rosemary L. Spiegel Notary Public
in the State of Iowa
(This form of acknowledgment Expires Nov. 1, 1999) grantor(s) only)

STATE OF IOWA , MADISON COUNTY, ss:

On this 14th day of February , 19 98 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

Freda M. Brittain, Ronald N. Brittain, Mary Louise Frey and Harold A. Frey

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Susan Clark

(Susan Clark)

Notary Public

STATE OF _____ , _____ COUNTY, ss:

On this _____ day of _____ , 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

_____ and _____

to me personally known, who, being by me duly sworn, did say that they are the

_____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said)

instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors;

and that the said _____ and _____

as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public

*Commercial Federal Title Corp
450 Regency Parkway
Iowa 68114*