

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

| | |
|------------------------|----------------|
| REAL ESTATE TRANSFER | |
| TAX PAID <u>2</u> | |
| STAMP # | |
| \$ <u>249.44</u> | |
| <u>Michelle Utzler</u> | |
| RECORDER | |
| <u>5-1-98</u> | <u>Madison</u> |
| DATE | COUNTY |

REC. 5/18
AUD. 5/18
R.M.F. 192

FILED NO. 4266
BOOK 139 PAGE 37

COMPUTER
RECORDED
COMPARED
98 MAY -1 PM 2:51
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 515/224-6266

\$156,300

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 Allen Ritchhart and Lynn Ritchhart, husband and wife**, hereby convey unto **The Gerald Durant Trust**, the following described real estate, situated in Madison County, Iowa:



Lot Twenty-nine (29) of LAKE VIEW RURAL ESTATES, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-seven (77), Range Twenty-six (26) West of the 5th P.M., 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 4.30.98, 1998.

Mark Allen Ritchhart
Mark Allen Ritchhart

Lynn Ritchhart
Lynn Ritchhart

STATE OF Iowa, Polk COUNTY, SS:

On this 30 day of April, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Mark Allen Ritchhart and Lynn Ritchhart, 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.

Joe Spick
Notary Public in and for Said State Joe Spick
exp 7/10/99