

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

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| REAL ESTATE TRANSFER TAX PAID | |
| 37 | |
| STAMP # | |
| \$ <u>40.80</u> | |
| <u>Michelle Utsler</u> | |
| RECORDER | <u>Michelle Utsler</u> |
| DATE | 5-19-98 |
| COUNTY | |

FILED NO. 4430
BOOK 139 PAGE 100
98 MAY 14 PH 2: 57
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by and return to:
ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

26,000

WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, Karen M. Freeman, a single person, does hereby Convey unto Lora A. Sharp, a single person, the following-described real estate in Madison County, Iowa:

Lot Two (2) and the East Half (1/2) of Lot Three (3) of TIMBER VALLEY, being a part of an official plat of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



Grantors to 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 relinquish 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 WISCONSIN)
) SS:
COUNTY OF BROWN)

Dated: May 13, 1998.

Karen M. Freeman
Karen M. Freeman

On this 13 day of May, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Karen M. Freeman, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Michelle Utsler
Notary Public for the State of Wisconsin