

REAL ESTATE TRANSFER
 TAX PAID 11
 STAMP #
 \$ 39.30
Michelle Utzler
 RECORDER
12-11-98 Madison
 DATE COUNTY

REC \$ 501
 AUD \$ 500
 R.M.F. \$ 1.00

FILED NO. 2399
 BOOK 62 PAGE 814
 98 DEC 11 PM 1:52

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

COMPUTER
 RECORDED
 COMPARED

MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

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

25,000

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, **Orpha O. Foreman, a single person** hereby convey unto **Michael R. Carlson and Diana M. Carlson, 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:

Lots 96, 102, 103 and 104, the North 22 feet of Lot 101, the South 25 feet of Lots 10,11,12 and 13, all in Block Two (2) of Mack's Addition to the Town of Macksburg, Madison County, Iowa. AND The North 80 feet of Lots 10,11, 12 and 13 in Block Two (2) of Mack's First Addition, to the Town of Macksburg, 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.

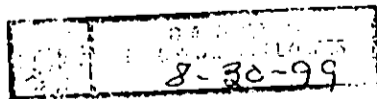
Dated December, 11, 1998.

By: *Orpha O. Foreman*
 Orpha O. Foreman

By: _____

STATE OF IOWA)
)SS.
 COUNTY OF MADISON)

On this 11 day of December, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Orpha O. Foreman, 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.



D. Beal
 Notary Public in and for Said State