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FILED NO. 2504  
BOOK 139 PAGE 866  
98 DEC 17 AM 10:41  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

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

17,000

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, **Scott E. Rochholz and Sophronia K. Rochholz, husband and wife** hereby convey unto **Steven A. Grace, a single person** the following described real estate, situated in **MADISON** County, Iowa:

Parcel "A", located in the Northeast Quarter of the Northeast Quarter of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the Fifth Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 498 on August 24, 1994, in the Office of the Recorder of 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, 12-16, 1998.

By: Scott E. Rochholz  
Scott E. Rochholz

By: Sophronia K. Rochholz  
Sophronia K. Rochholz

STATE OF IOWA )  
 )SS.  
COUNTY OF MADISON )

On this 16 day of **December**, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Scott E. Rochholz and Sophronia K. Rochholz, 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.

Robert D. Weeks  
Notary Public in and for Said State

