

81,000

REAL ESTATE TRANSFER
 TAX PAID 18
 STAMP #
5/28 / 80
Michelle Utaler
 RECORDER
11-9-95 Madison
 DATE COUNTY

COMPUTER
 RECORDED
 CONTAINED

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

FILED NO. 1355
 BOOK 60 PAGE 576
 95 NOV -9 PM 2:20
 MICHELLE UTALER
 RECORDER
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
 FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of One (\$1.00)
 Dollar(s) and other valuable consideration, James R. Lundquist and Rosella Lundquist,
 husband and wife,

do hereby Convey to Bradley Scott Athy and Debora Jean Athy, 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:

A tract of land commencing at a point 66 Feet West and 208 Feet South of the Northwest Corner of Block 2 of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, being 363 Feet West of the East line of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, running thence West 132 Feet, thence South 66 Feet, thence East 132 Feet, thence North 66 Feet to the point of beginning, a/k/a 204 S. Clark Street, St. Charles, 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, ss:
LYON COUNTY,

Dated: 6th, November, 1995

On this 6th day of November, 1995, before me the undersigned, a Notary Public in and for said State, personally appeared James R. Lundquist and Rosella Lundquist, husband and wife,

James R. Lundquist
 James R. Lundquist (Grantor)
Rosella Lundquist
 Rosella Lundquist (Grantor)
 204 S. Clark
 St. Charles, Iowa 50240 (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.

Julie Vogel
 Julie Vogel Notary Public (Grantor)

(This form of acknowledgment for individual grantor(s) only)

