

2 55,500

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That Bradley S. Athy and Debora J. Athy,
husband and wife

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto Bruce E. Flickinger and Barbara D. Flickinger, 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, to-wit:

The South Half (1/2) of Lots Three (3) and Four (4) in Block One (1) of Clanton's
Addition of 1888 to the Town of St. Charles, Madison County, Iowa.

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

COMM.
RES.
C.

REAL ESTATE TRANSFER
TAX \$ 20
STAMP #
\$ 88.00
Michelle Utzler
RECORDER
11-13-95 Madison
DATE COUNTY

FILED NO. 1367
BOOK 60 PAGE 579
95 NOV 13 AM 10:56
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Subject to and together with any and all easements, covenants and restrictions of record.

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold
said real estate by title in fee simple; 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
said grantors **Covenant to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever,
except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the
described premises.

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.

Signed this 10 day of Nov, 19 95.


Bradley S. Athy
Bradley S. Athy
Debora J. Athy
Debora J. Athy

STATE OF IOWA,
COUNTY OF Madison SS.

On this 10th day of November, 19 95 before me,
the undersigned, a Notary Public in and for said County, in said
State, personally appeared Bradley S. Athy and
Debora J. Athy, husband and wife

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.

Donna J. Crow
My Comm. Expires 12/11/97 Notary Public in and for said County

 DONNA J. CROW