

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

COMMISER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 34
STAMP # 90
S. Mutchler
RECORDER
8-21-95 Madison
DATE COUNTY

FILED NO. 470
BOOK 60 PAGE 401
95 AUG 21 PM 2:53
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Ten Thousand Six Hundred Thirty Dollars and 10/100ths---
Dollar(s) and other valuable consideration,

PAUL C. MUTCHLER and BETH L. MUTCHLER, husband and wife,

do hereby Convey to
EARLHAM BUILDING CENTER, INC.

the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) in Block Two (2) of Johnson's Addition to the Town of Earlham, 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

Dated: July 15, 1995

MADISON COUNTY, ss:
On this 15 day of July,
199 5, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Paul C. Mutchler and Beth L. Mutchler

Paul C. Mutchler
(Paul C. Mutchler) (Grantor)

Beth L. Mutchler
(Beth L. Mutchler) (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.

[Signature]
Notary Public

(Grantor)

(Grantor)

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