

85, VIII

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
455 NW 2ND
EARLHAM, IOWA 50072

DATE	9-1-95
COUNTY	Madison
RECORDED	<i>[Signature]</i>
STAMP	\$ 135
TAX PAID	4
REAL ESTATE TRANSFER	

CONVEYED
RECORDED
CORRECTED

REC. \$ 5.00
ADD. \$ 5.00
R.M.F. \$ 7.00

FILED NO. 610
BOOK 60 PAGE 423
95 SEP - 1 PM 1:49
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That CLARA LaVAUN WRIGHT, WIDOWED AND NOT REMARRIED, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto CRAIG SCHULTZ AND DAWN SCHULTZ, 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 EAST 164 FEET AND 1 INCH OF LOT FOUR (4) IN BLOCK TWO (2), EXCEPT THE EAST 77.5 FEET THEREOF, AND ALSO EXCEPT THE NORTH 15 FEET OF THE EAST 80 FEET THEREOF OF CHRISTOPHER WILSON'S ADDITION TO THE TWON OF EARLHAM, MADISON COUNTY, IOWA

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS 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 it covenants 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 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 25 day of AUGUST, 1995.

By: *Clara LaVaun Wright*
CLARA LaVAUN WRIGHT

By: _____

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 25 day of AUGUST, A.D. 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared CLARA LaVAUN WRIGHT, WIDOWED AND NOT REMARRIED, known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

 WILLIAM E. HAANKINSON
MY COMMISSION EXPIRES
MARCH 1, 1998

[Signature]
Notary Public in and for Said State