

REAL ESTATE TRANSFER
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\$ 115 30
Michelle Utsler
RECORDER
9-11-95 Madison
DATE COUNTY

COUNTY
RECORDED
INDEXED

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

FILED NO. 683
BOOK 60 PAGE 436
95 SEP 11 PM 4:14
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of SEVENTY-TWO THOUSAND FIVE HUNDRED----(\$72,500.00)
Dollar(s) and other valuable consideration,
LINDA G. DRAGOTTO and PHILIP DRAGOTTO, Wife and Husband

do hereby Convey to
RUSSELL J. SCHOENAUER

the following described real estate in Madison County, Iowa:

The East Six Inches of Lot Three (3); and Lot Two (2), except a tract described as follows: Commencing at the Northeast corner of said Lot Two (2), thence West 15 feet, thence South 32.6 feet, thence West 4 feet, thence South 47.4 feet, thence East 19 feet, thence North 80 feet to the point of beginning, in Block Twenty-five (25) of the Original Town of Winterset, Madison County, Iowa,

subject to a Real Estate Contract from Ronald Brittain and Freda Brittain, husband and wife, Sellers, to Linda G. Dragotto, Buyer, recorded in Book 59, Page 155 of the Recorder's Office of Madison County, Iowa, which Contract Grantee, Russell J. Schoenauer, agrees to assume and to pay. Grantors, Linda G. Dragotto and Philip Dragotto, hereby assign all of their right, title and interest in and to said Contract to Russell J. Schoenauer.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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
MADISON COUNTY,
On this 11 day of September,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Linda G. Dragotto and
Philip Dragotto

Dated: Sept. 11, 1995

Linda G. Dragotto (Grantor)

Philip Dragotto (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.

Jordan B. Oliver
Notary Public

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

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 28, 1997