

81,000

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

PROPERTY ADDRESS:
355 N W LOCUST
EARLHAM, IOWA

REAL ESTATE TRANSFER TAX PAID
12 STAMP #
\$ 128.80
Michelle Utsler RECORDER
9-11-95 Madison DATE COUNTY

COMPUTER
 RECORDED
 COMPARED
 REC \$ 5.00
 AND \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 678
 BOOK 60 PAGE 435
 95 SEP 11 PM 2:58
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

/AKA JAMES DARRIN COX
KNOW ALL MEN BY THESE PRESENTS: That JAMES D. COX AND DENISE K. COX, husband and wife, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto MICHAEL T. MADREN AND CYNTHIA R. MADREN, 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:

LOT ONE (1) AND THE NORTH 34 FEET OF LOT TWO (2) ^{Block Two (2)} OF ACADEMY ADDITION TO THE ORIGINAL TOWN 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 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 6th day of SEPTEMBER, 1995.

By: James Darrin Cox
 JAMES D. COX AKA James Darrin Cox

By: Denise K. Cox
 DENISE K. COX

STATE OF IOWA)
)SS.
 COUNTY OF POLK)

On this 6th day of SEPTEMBER, A.D. 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JAMES D. COX AND DENISE K. COX, husband and wife, known to be the personS named in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR voluntary act and deed.

	MAGGIE HOLLAND MY COMMISSION EXPIRES 7-96
---	---

Maggie Holland
 Notary Public in and for Said State