

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

PROPERTY ADDRESS:
RR #2
WINTERSET, IOWA 50273

31,608

REAL ESTATE TRANSFER	
TAX PAID <u>11</u>	
STAMP	
\$ <u>50</u>	<u>40</u>
<i>Michelle Utzler</i>	
RECORDER	
<u>4-9-96</u>	<u>Madison</u>
DATE	COUNTY

COMPLETED
 RECEIVED
 CANCELLED
 REC \$ 5.00
 AUDG \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 2736
 BOOK 136 PAGE 151
 96 APR -9 AM 8:50
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That PHILIP C. CAUDLE, A SINGLE PERSON, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto THOMAS R. DORMAN AND SHERYL DORMAN, 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 SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY (30), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA. SAID TRACT CONTAINS 39.51 ACRES AND IS SUBJECT TO A MADISON COUNTY HIGHWAY EASEMENT CONTAINING 1.64 ACRES AND IS SUBJECT TO ANY ENCUMBRANCES OF RECORD

THIS DEED IS GIVEN IN FULFILLMENT AND SATISFACTION OF A CERTAIN REAL ESTATE CONTRACT FILED IN BOOK 134 PAGE 684 OF THE MADISON COUNTY RECORDS.

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 31 day of AUGUST, 1995.

By: *Philip C. Caudle*
PHILIP C. CAUDLE

By: _____
JENNIS LAUER
EXPIRES AUG. 25, 1998

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 31 day of AUGUST, A.D. 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared PHILIP C. CAUDLE, A SINGLE PERSON, 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.

Dennis S. Lauer
DENNIS S. LAUER
EXPIRES AUG. 25, 1998

Notary Public in and for Said State