FIRST REALTY, LTD. 3501 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266 REC : 500 RMF. 5/00 FILED NO. 2847 800K 61 PAGE 26

MICHELLE UTSLER RECORDER MADISON COUNTY 10WA

96 APR 19 AHII: 03

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

SPACE ABOVE THIS LINE FOR RECORDER

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged. JEFFREY L. FLETCHALL AND BECKY S. FLETCHALL, husband and wife, hereby convey unto JOHN L. WILCOX AND JANET M. WILCOX, 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:

LOT FOUR (4) IN BLOCK ONE (1) IN THE ORIGINAL TOWN OF EARLHAM, MADISON COUNTY, IOWA

## SUBJECT TO ALL COVENANTS RESTRICTIONS AND EASEMENTS OF RECORD.

Gantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said real estate 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 such 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.

Dated APRIL 17th, 199 6

REAL ESTATE TRANSFER
TAX PAID

STAMP

\$ 14/60

Michelle Attalet
RECORDER
4-19-96 Madison
Date COUNTY

By: JEFFREY E. FLETCHALL a/k/a Jeff Fletchall

By: Duly JULIA 4/17/26
BECKY SOLETCHALL a/k/a Becky Fletchall

STATE OF IOWA )
SS.
COUNTY OF POLK)

On this \( \frac{1}{2}\) day of APRIL, A.D. 199\( \text{g} \) before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JEFFREY L. FLETCHALL AND BECKY S. FLETCHALL, 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.

Notary Public in and for Said State

ANNE SCHWIMLEY
MY COMMISSION EXPIRES