

FIRST REALTY, LTD.
3501 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

COMPUTER RECORDED COMPARED

FILED NO. 2939

BOOK 61 PAGE 37

96 APR 29 AM 11:43

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC 5
AUD 5
R.M.F. 1

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

50,000

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, GARY L. DWYER AND PATRICIA A. DWYER, AS TRUSTEES OF THE GARY L. DWYER TRUST AND THE PATRICIA A. DWYER TRUST DATED 5/23/90 EACH TRUST HAVING AN UNDIVIDED 1/2 INTEREST, hereby convey unto CONNIE S. WEDDLE, F/K/A CONNIE S. DRAKE, A MARRIED PERSON, the following described real estate, situated in MADISON County, Iowa:

LOT FIVE (5) IN BLOCK EIGHTEEN (18) OF PITZER & KNIGHT'S ADDITION TO THE TOWN OF WINTERSSET, MADISON COUNTY, IOWA.

THIS DEED IS GIVEN IN FULFILLMENT OF A REAL ESTATE CONTRACT DATED JUNE 28, 1983 AND FILED IN DEED RECORD 51 AT PAGE 252 OF THE RECORDS OF THE MADISON COUNTY RECORDER'S OFFICE.

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 24, 1996.

REAL ESTATE TRANSFER TAX PAID 37
STAMP # 30
\$ 79
Michelle Utsler
RECORDER
4-29-96 Madison
DATE COUNTY

By: [Signature] TRUSTEE
GARY L. DWYER TRUSTEE

By: [Signature] TRUSTEE
PATRICIA A. DWYER TRUSTEE

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 24 day of APRIL, A.D. 1996 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared GARY L. DWYER AND PATRICIA A. DWYER, TRUSTEES OF THE GARY L. DWYER TRUST AND THE PATRICIA A. DWYER TRUST, known to be the persons named in and who executed the foregoing instrument, and acknowledged that THEY, AS THE FIDUCIARIES, executed the same as THE voluntary act and deed of the person of such fiduciary.

[Signature] Notary Public in and for Said State
STEPHANIE HEURICH
Iowa
Ex. 5-8-98