

111,600

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

PROPERTY ADDRESS:
725 N E 5TH ST.
EARLHAM, IOWA

REAL ESTATE TRANSFER	
TAX PAID <u>15</u>	
L.S.P.#	
\$ <u>178.40</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>12-18-95</u>	<u>Madison</u>
DATE	COUNTY

REC \$ 5.00
S.S.# 5.00
R.M.F. \$ 1.00

COMPLETED
RECORDED
COUNTED

FILED NO. 1685

BOOK 60 PAGE 649

95 DEC 18 PM 4:09

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of ONE Dollar and other good and valuable consideration, EARLHAM BUILDING CENTER, INC. a corporation organized and existing under the laws of IOWA does hereby Convey to MICHAEL D. SHEEDER AND SUZANNE SHEEDER, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate in MADISON County, Iowa:

LOT ONE (1) OF CLEARVIEW THIRD ADDITION TO THE CITY OF EARLHAM,
MADISON COUNTY, IOWA

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, 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.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Signed this 12 day of Dec., 1995.

EARLHAM BUILDING CENTER, INC.

By: Gary A. Armburg, Pres

By: _____

No Long Seal

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 12 day of Dec., A.D. 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary Armburg and _____ to me personally known, who being by me duly sworn, did say that they are the President and _____ respectively, of said corporation; that (no seal has been procured by the said) (the seal affixed hereto is the seal of said) corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Anne Schwimley
Notary Public in and for Said State

