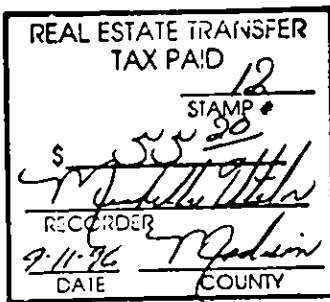


REC \$ 5.00  
AUC 5.00  
R.M.F. 1.00  
COMPUTER   
RECORDED   
COMPARED



FILED NO. 730  
BOOK 136 PAGE 623  
96 SEP 11 PM 3:09  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information JERROLD B. OLIVER P.O. BOX 230 WINTERSET IA 515-462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Thirty-five thousand dollars and no/100 (\$35,000.00) Dollar(s) and other valuable consideration,  
PHILIP N. MADONIA and Kathaleen J. MADONIA, Husband and Wife

do hereby Convey to  
BRIAN P. JONES

the following described real estate in MADISON County, Iowa:  
The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This deed is given in satisfaction of a Real Estate Contract recorded in Mortgage Book Number 130, Page 427 of the Recorder's Office in Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant 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 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.

STATE OF IOWA

Dated: Sept. 10, 1996

MADISON COUNTY, ss:

On this 10 day of Sept., 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP N. MADONIA and Kathaleen J. MADONIA

Philip N. Madonia  
PHILIP N. MADONIA (Grantor)

Kathaleen J. Madonia  
Kathaleen J. MADONIA (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jerrold B. Oliver

Notary Public

(This form of acknowledgment for individual grantor(s) only)

