

195,900

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

REC \$5.00
AUD \$5.00
R.M.F. \$1.00

REAL ESTATE TRANSFER
TAX PAID 5
\$ 312.80
RECORDED
DATE 10-4-98
COUNTY POLK

FILED NO. 946
BOOK 136 PAGE 771
96 OCT -4 PM 1:57
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: M. GATES, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4682

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

COMPUTER
RECORDED
COMPARED

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, DAVID R. MERRIAM AND CAROL G. MERRIAM, husband and wife, hereby convey unto CHRISTOPHER R. POSE AND JOANNA D. POSE, 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:



LOTS SEVEN (7) AND EIGHT (8) OF LAKE VIEW ESTATES, A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-EIGHT (28) IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors 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, 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 SEPTEMBER 12, 1996

By: David R. Merriam
DAVID R. MERRIAM

By: Carol G. Merriam
CAROL G. MERRIAM

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 12 day of SEPTEMBER, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared DAVID R. MERRIAM AND CAROL G. MERRIAM, 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.

Judy A. Renaud, Sr.
Notary Public in and for Said State
Ex 2-7-98