

h 89,000

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

REC \$ 500
R.M.F. \$ 100

COMPILED
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID <u>29</u>
STAMP #
\$ <u>141.60</u>
<u>Michelle Utsler</u>
RECORDER
<u>5-19-96</u> <u>Madison</u>
DATE COUNTY

FILED NO. 3163
BOOK 61 PAGE 65
96 MAY 17 PH 3:24
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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, CHARLES JURGENSEN, A WIDOWER AND UNREMARIED, hereby convey unto JEFFREY L. HENSLEY AND ROXANNE S. HENSLEY, 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 ELEVEN (11) AND TWELVE (12) IN BLOCK TWO (2) OF TAYLOR'S ADDITION TO THE 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 MAY 2, 1996.

By: Charles Jurgensen
CHARLES JURGENSEN

By: _____

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 2 day of MAY, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared CHARLES JURGENSEN, A SINGLE PERSON, known to be the person named in and who executed the foregoing instrument, and acknowledged that HE executed the same as HIS voluntary act and deed.

Anne Schwimley
Notary Public in and for Said State

