58,000

IOWA REALTY CO. 3501 WESTOWN PARKWAY -WEST DES MOINES, IA 50266

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Madeson COUNTY

REC : 500

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RMF. \$ 100

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RECORDED MICHELLE UTSLER

RECORDER

PREPARED BY: A. HINNERS, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6266

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, Janet E. Manning, a single person, hereby convey unto Danny D. Douglas, the following described real estate, situated in Madison County, Iowa:

The East one-third (1/3) of Lot Three (3), in Block Nine (9) of Wilson's Addition to the Town of Earlham, and the East 5 feet of the North 60 feet of the West two-thirds (2/3) of Lot Three (3) in Block Nine (9) of Wilson's Addition to the Town of Earlham, 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 June 12	, 199 <u>9</u> 4
	By: Janet E. Manning
	Ву:
STATE OF IOWA)	
COUNTY OF Pub)SS.	_)
	appeared Janet E. Manning, a single person, known to be the he foregoing instrument, and acknowledge that they executed
came no mon rollinary not und de	James K. Amith 1/12/9

Notary Public in and for Said State