

71,000

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

REAL ESTATE TRANSFER
TAX PAID <u>4</u>
SHEET #
\$ <u>112 80</u>
<u>Michelle Utsler</u>
RECORDER
<u>7-2-96</u> <u>Madison</u>
DATE COUNTY

FILED NO. 18
BOOK 61 PAGE 220
96 JUL -2 PM 2:49
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

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

COMM.
RECORDED
INDEXED

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, ANDREW A. ARNBURG AND MICHELLE R. ARNBURG, husband and wife, hereby convey unto CHARLES P. BOND AND NICOLE R. BOND, 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:

THE EAST TWO-THIRDS (2/3) OF LOTS FIVE (5) AND SIX (6) IN BLOCK SIX (6) OF ACADEMY ADDITION TO THE TOWN OF EARLHAM, MADISON COUNTY, IOWA

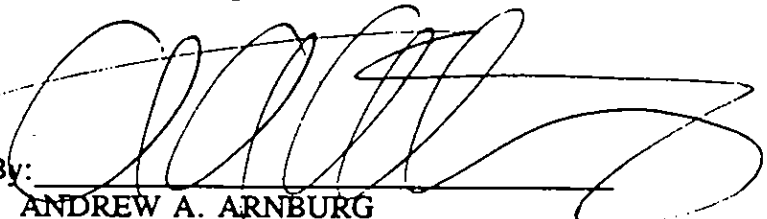
SUBJECT TO ALL COVENANTS RESTRICTIONS AND EASEMENTS OF RECORD.

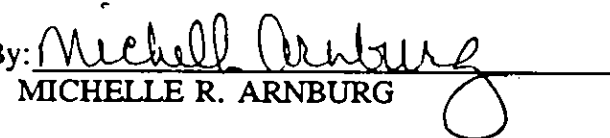
Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons 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.

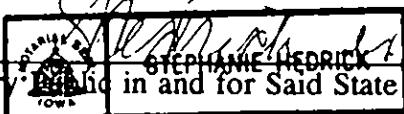
Dated JUNE 30, 1996.

By: 
ANDREW A. ARNBURG

By: 
MICHELLE R. ARNBURG

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 30 day of JUNE, A.D. 1996 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ANDREW A. ARNBURG AND MICHELLE R. ARNBURG, 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.

 105-8-98
Notary Public in and for Said State