

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

REAL ESTATE TRANSFER
TAX PAID <u>27</u>
STAMP #
\$ <u>5530</u>
<u>Michelle Utsler</u>
RECORDER
<u>7-26-96</u> <u>Madison</u>
DATE COUNTY

REC 566  
BOOK 500  
R.M.F. \$ 100

FILED NO. 255  
BOOK 61 PAGE 247  
96 JUL 26 PM 12:33  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

35,000

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, DONNA SCHARDEIN A/K/A DONNA E. SCHARDEIN, A SINGLE PERSON, hereby convey unto DAVID A. CLAUSSEN AND CHARL R. CLAUSSEN, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:

LOT EIGHT (8) AND THE SOUTH 25 FEET OF LOT NINE (9) IN BLOCK ONE (1) OF THE ORIGINAL TOWN OF EARLHAM, MADISON COUNTY, IOWA. mea

THIS DEED IS GIVEN IN FULFILLMENT OF A REAL ESTATE CONTRACT DATED NOVEMBER 16, 1989 AND FILED APRIL 4, 1990 IN BOOK 55 AT PAGE 682 OF THE RECORDS OF THE MADISON COUNTY RECORDER.

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 JULY 17, 1996.

By: Donna E. Schardein  
DONNA E. SCHARDEIN

By: \_\_\_\_\_

STATE OF IOWA )  
                  )SS.  
COUNTY OF ) Madison

On this 17 day of JULY, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared DONNA SCHARDEIN A/K/A DONNA E. SCHARDEIN, SINGLE, known to be the person named in and who executed the foregoing instrument, and acknowledged that SHE executed the same as voluntary act and deed.

Anne Schwimley  
Notary Public in and for Said State

