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*Michelle Utsler*  
RECORDER  
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BOOK 61 PAGE 265

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared by Robert R. Rydell, 206-6th Av. Ste 510, Des Moines, IA 50309

### WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuation consideration, **EDITH L. CRITZ**, widowed and single, does hereby convey to **RICHARD CLAUDE FOREMAN AND ARLINDA DIANN FOREMAN**, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa, to-wit:

The South 91.8 feet of Lot Ten (10) in BLock Three (3) of Atkinson's First Addition to the Town of Truro, Madison County, Iowa.

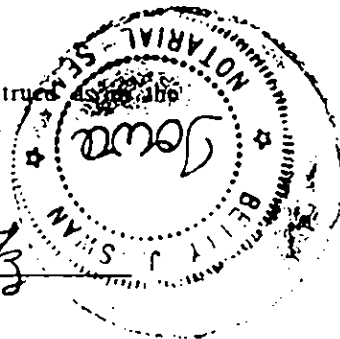
This deed is given in fulfillment of the contract dated May 4, 1977, and recorded in Book 47 at page 599 thereof in the Office of the recorder of Madison County, Iowa, between the parties hereto. The general warranties hereunder extend only to the date of said contract and from that date only as to persons claiming, by, through, or under the grantor herein.

This deed is also given subject to all rights in easements in favor of the property conveyed herein and subject to legally enforceable restrictions, easements and reservations of record, if any.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the 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 the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as the singular or plural number, and as masculine or feminine gender, according to the context.

*Edith L. Critz*  
EDITH L. CRITZ (Grantor)



STATE OF IOWA, COUNTY OF WARREN, SS:

On the 7 day of Aug, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared **EDITH L. CRITZ**, widowed and single, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

*Betty J. Swann*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF IOWA

Please type or print name of notary under above line)