

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

COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. 478
BOOK 61 PAGE 280
96 AUG 19 PM 12:27

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

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

91,000

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, KEVIN L. LAPOUR AND CHRISTINE LAPOUR, husband and wife, hereby convey unto IVAL M. SCOTT AND MONICA J SCOTT, 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 80 FEET OF LOTS ONE (1) AND TWO (2) AND THE EAST 80 FEET OF THE NORTH 28 FEET OF LOT THREE (3) IN BLOCK THREE (3), ACADEMY ADDITION TO THE CITY 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 AUGUST 16, 1996.

REAL ESTATE TRANSFER
TAX PAID
23
STAMP #
80
\$ 144
Michelle Utsler
RECORDER
8-19-96 Madison
DATE COUNTY

By: [Signature]
KEVIN L. LAPOUR

By: [Signature]
CHRISTINE LAPOUR

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 16 day of AUGUST, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared KEVIN L. LAPOUR AND CHRISTINE LAPOUR, 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.

[Signature]
Notary Public in and for Said State

SHARON A. STRAIT
MY COMMISSION EXPIRES
7-28-97