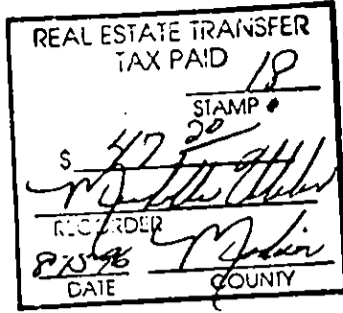


ORIGINAL

REC 5.00  
AUDR 5.00  
R.M.F. 1.00



FILED NO. 451  
BOOK 61 PAGE 270  
96 AUG 15 AM 9:10  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPALED

SPACE ABOVE THIS LINE  
FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY THOUSAND-----(\$30,000.00)-----  
Dollar(s) and other valuable consideration,

Dorothy Jane Welch, Single

do hereby Convey to

James W. Sparks and Marcia Dee Sparks

the following described real estate in Madison County, Iowa:

South one-third (S 1/3) of Lot Three (3) in Block  
Seventeen (17) of the Original Town of Winterset,  
Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract  
dated July 27, 1984, and filed for record on the 27th day of  
July, 1984, at Book 51, Page 798, in the Office of the  
Madison County Recorder.

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 in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: November 21, 1994

MADISON COUNTY,  
On this 23<sup>rd</sup> day of November,  
19 94, before me, the undersigned, a Notary  
Public in and for said State, personally appeared

ss:

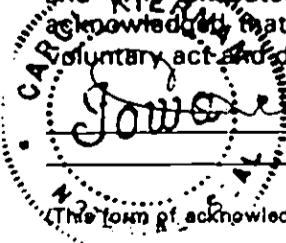
Dorothy Jane Welch  
Dorothy Jane Welch (Grantor)

Dorothy Jane Welch  
to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

Carol Kiernan  
Notary Public  
(Grantor)



(This form of acknowledgment for individual grantor(s) only)