

62,400

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER TAX PAID
23
SURAP #
\$ 9930
Michelle Utsler
RECORDER
8-20-96 Madison
DATE COUNTY

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

FILED NO. 487
BOOK 61 PAGE 281
96 AUG 20 AM 10:03
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3601 WESTOWN PKWY., WEST DES MOINES, IOWA 50266 224-6211

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, Kenneth M. Summy and Dixie L. Summy, husband and wife, hereby convey unto, Clifton L. Bowers and Rhonda J. Woods Bowers, 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:

Lot Eleven (11) and the North Half (1/2) of Lot Ten (10) in Block Twelve (12) of the Original 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, 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.

Signed this 11th day of Aug., 1996.

Kenneth M. Summy
Kenneth M. Summy

Dixie L. Summy
Dixie L. Summy

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 11th day of Aug., A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kenneth M. Summy and Dixie L. Summy, 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.

Jan E. Drummond
Notary Public in and for Said State
Nov 198