

116,000
FIRST REALTY, LTD.
3501 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

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

REAL ESTATE TRANSFER	
TAX PAID	
29	
STAMP	
\$ 184.00	
<i>Michelle Utsler</i>	
RECORDER	
8-23-96	<i>Madison</i>
DATE	COUNTY

FILED NO. 523
BOOK 61 PAGE 284
96 AUG 23 AM 9:37
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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, SCOTT G. SHAVER AND JOANNE D. SHAVER, HUSBAND AND WIFE, hereby convey unto JULIE CERRETTI, A SINGLE PERSON, the following described real estate, situated in MADISON County, Iowa:



COMMENCING AT A POINT ON THE WEST LINE OF SECTION TWENTY-FOUR (24) TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M. MADISON COUNTY, IOWA, 341 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE SOUTH 181.1 FEET, THENCE EAST 134 FEET, THENCE NORTH 181.1 FEET, THENCE WEST TO THE PLACE OF BEGINNING

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 12, 1996.

COMPUTER
RECORDED
COMPARED

By: *Scott G. Shaver*
SCOTT G. SHAVER

By: *Joanne D. Shaver*
JOANNE D. SHAVER

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 12 day of AUGUST, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared SCOTT G. SHAVER AND JOANNE D. SHAVER, 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.

Julie Cerretti
Notary Public in and for Said State

exp 7-10-99