

48,000

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

COMPUTER   
RECORDED   
COMPARED

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

REAL ESTATE  
25  
\$ 76.00  
Michelle Utiles  
12-12-97 Madison  
ISSUE

FILED NO. 2241  
BOOK 62 PAGE 237  
97 DEC 12 AM 10:40  
MICHELLE UTILES  
RECORDER  
MADISON COUNTY, IOWA

PREPARED BY: G. FISHER, MIDLAND ESCROW SERVICES, 3501 WESTOWN PARKWAY, W. DES MOINES, IOWA 50266 222-4683

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, RICHARD G. BREEDING AND DEBRA S. BREEDING, HUSBAND AND WIFE hereby convey unto STEVEN R. WEEKS AND PATRICIA J. WEEKS, 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 TWENTY AND ONE-HALF (20 1/2) FEET OF LOT FOUR (4) IN BLOCK TWENTY-FOUR (24) OF THE ORIGINAL TOWN OF WINTERSET, 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.

Dated NOVEMBER, 28, 1997.

By: Richard G. Breeding  
RICHARD G. BREEDING

By: Debra S. Breeding  
DEBRA S. BREEDING

STATE OF IOWA            )  
  )SS.  
COUNTY OF MADISON    )

On this 28 day of NOVEMBER, A.D. 1997 before me, a Notary Public in and for the State of Iowa, personally appeared RICHARD G. BREEDING AND DEBRA S. BREEDING, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

John S. Shaw  
Notary Public in and for Said State

JOHN S. SHAW  
MY COMMISSION EXPIRES  
1-11-2000