IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
#76,500

COMPUTER ✓
RECORDED ✓
COMPARED

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

FILED NO. 2435
BOOK 61 PAGE 589
97 MAR 14 PM 3:33
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

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, PATRICK A. JANSSEN, A SINGLE PERSON hereby convey unto RUSSELL FLEMING AND TERESA FLEMING, 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 8 AND THE 17 FEET SOUTH OF LOT 8 IN BLOCK FOUR (4) OF W. A. JENKINS ADDITION TO THE 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 MARCH, 14, 1997.

By: Patrick A Janssen
PATRICK A. JANSSEN

By: _____

STATE OF IOWA)
)SS.
COUNTY OF ~~POLK~~ Madison)

On this 14 day of MARCH, A.D. 199_, before me, a Notary Public in and for the State of Iowa, personally appeared PATRICK A JANSSEN, A SINGLE PERSON, 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.

Steven R. Weeks
Notary Public in and for Said State

REAL ESTATE TRANSFER
TAX PAID
STAMP # 21
$ 121.00
Michelle Utsler
RECORDER
3-14-97 Madison
DATE COUNTY

STEVEN R. WEEKS
MY COMMISSION EXPIRES
7/30/99