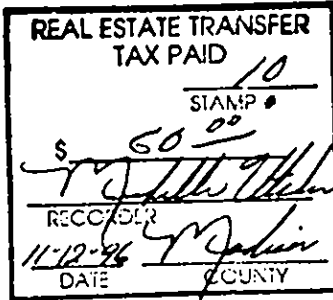


COMPUTER
RECORDED
COMPARED

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



FILED NO. 1314

BOOK 61 PAGE 426

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MICHELLE UTSLEN
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Jerrold B. Oliver P.O. Box 230 Winterset 515/462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY-EIGHT THOUSAND-----(\$38,000.00)----
Dollar(s) and other valuable consideration,

Randall Lee and Kathy Lee, Husband and Wife,

do hereby Convey to

Mark Reed and Mike Reed

the following described real estate in Madison County, Iowa:

All that part of Lot Seven (7) in Block Eighteen (18) of the Original Town Plat of Winterset, Iowa, described as follows: Commencing at a point on the East line of said Lot, 22 feet South of the Northeast corner thereof, thence West parallel with the North line thereof 116 feet, thence South parallel with the West line thereof 22 feet, thence East parallel with the South line thereof 116 feet; thence North 22 feet to the place of beginning; also, an undivided one-half interest in and to: Commencing at a point 18 feet North of the Southeast corner of said Lot Seven (7), thence West parallel with the South line thereof 25 feet, thence North parallel with the East line thereof 4 feet, thence East parallel with the South line thereof 25 feet to the East line thereof, thence South 4 feet to place of beginning, said last-described part of said Lot to be used for purpose of stairway and stairs for use and benefit of the two parts of said Lot.

This Deed is given in fulfillment of Real Estate Contract dated July 23, 1993, and filed for record in Deed Record 60, Page 150 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 6, 1996

MADISON COUNTY, SS:
On this 6 day of November,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Randall Lee and Kathy Lee

Randall Lee
Randall Lee (Grantor)

Kathy Lee
Kathy Lee (Grantor)

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)

Jerrold B. Oliver
Notary Public

(Grantor)

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

