



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

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COMPUTER
RECORDED
COUNTED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Dean R. Nelson
Individual's Name

P.O. Box 370
Street Address

Earlham, IA 50072 (515) 758-2267
City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Ninety-six Thousand
Dollar(s) and other valuable consideration,
ELTON D. HAMMANS, a single person,

do hereby Convey to
EARLHAM CHURCH OF CHRIST

the following described real estate in Madison County, Iowa:

The East 72 feet of the West 147 feet of the North 120 feet of Lot Three (3),
Academy Outlots, City of Earlham, Madison County, Iowa.



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: December 6th, 1996

MADISON COUNTY, ss:
On this 6th day of December,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared
Elton D. Hammans

Elton Hammans
(Elton D. Hammans) (Grantor)

(Grantor)

(Grantor)

(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.

Dean R. Nelson
(Dean R. Nelson)
Notary Public

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