

REAL ESTATE TRANSFER
 TAXED 15
 \$ 31.20
Michelle Utsler
 RECORDER
12-19-96 Madison
 COUNTY

REC \$ 5.00 DEED RECORD 61
 AUG 5.00
 R.M.F. \$ 1.00

FILED NO. 1681
 BOOK 61 PAGE 490
 96 DEC 19 PM 1:21
 MICHELLE UTSLER
 RECORDER

COMPUTER
 RECORDED
 INDEXED

Prepared by Robert R. [unclear], 206 6th Av. Ste 510, Des Moines, IA 50309-4060, 515-243-8139
\$19,900

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuation consideration **EDITH CRITZ**, widow and unmarried, do hereby convey to **NOLAN ASCHAN**, single, the following described real estate in Madison County, Iowa, to-wit:

Lot 4 in Block 2 of **ATKINSON'S FIRST ADDITION TO THE TOWN OF TRURO**, Madison County, Iowa.



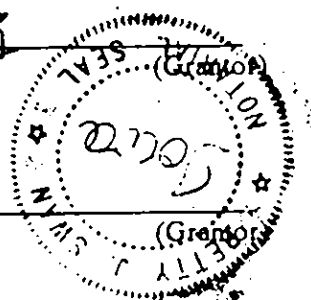
This deed is given in fulfillment of the real estate contract dated January 30, 1992 and recorded January 31, 1992 in Book 57 at page 286, in the Madison County, Iowa, Recorder's office, by and between the parties hereto. **The general warranties hereunder extend only to the date of said contract and from that date only as to persons claiming by, through, or under the grantor herein.**

This deed is also given subject to all rights in easements in favor of the property conveyed herein and subject to legally enforceable restrictions, easements and reservations of record, if any.

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.

Edith L. Critz
 Edith Critz



STATE OF IOWA, County of Madison, SS:

On the 18 day of December, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared **EDITH CRITZ**, widow and unmarried, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Betty J. Swan
 Betty J. Swan
 NOTARY PUBLIC IN AND FOR THE
 STATE OF IOWA

Please type or print name of notary under above line.