

71,000

FIRST REALTY, LTD.
3501 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

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

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID <u>6</u>
STAMP #
\$ <u>112.26</u>
<u>Michelle Utsler</u>
RECORDER
<u>1-8-97</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1836
BOOK 61 PAGE 517
97 JAN - 8 PM 12:34
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

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, CLAIRE E. JONES AND MARJORIE B. JONES, husband and wife, hereby convey unto K. DOUGLAS CLEMENT AND RONDA L. CLEMENT, 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:

(MCA)

THE WEST 100 FEET OF LOTS SIX (6) AND SEVEN (7) IN BLOCK FIVE (5) OF THE ORIGINAL TOWN OF EARLHAM, 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 whomsoever, 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 JANUARY 3, 1997.

By: Claire E. Jones
CLAIRE E. JONES

By: Marjorie B. Jones
MARJORIE B. JONES

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 3 day of JANUARY, A.D. 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared CLAIRE E. JONES AND MARJORIE B. JONES, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR voluntary act and deed.

Anne Schwinsky
Notary Public in and for Said State

APNE SCHWINSKY
MY COMMISSION EXPIRES
1-19-98