

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

COMPUTER
RECORDED
COMPARED

FILED NO. 216
BOOK 61 PAGE 805

97 JUL 16 PM 1:58

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

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

#89,900

PREPARED BY: D. VELNER, MIDLAND ESCROW, 3501 WESTOWN PKWY., WEST DES MOINES, IOWA 50266 224-6211

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, Stephen L. Melvin and Janis E. Melvin, husband and wife, hereby convey unto David R. Neff and Mary E. Neff, 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:

The North Half (1/2) of Lot Nine (9), except the North 102 feet and 4 inches thereof, and all of Lot Eight (8), of the Subdivision of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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.

Signed this 30 day of June, 1997.



x Stephen L. Melvin
Stephen L. Melvin

x Janis E. Melvin
Janis E. Melvin

STATE OF Iowa)
) SS.
COUNTY OF Madison)

On this 30 day of June, A.D. 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen L. Melvin and Janis E. Melvin, 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.

Sharon Christensen
Notary Public in and for Said State
my commission expires Sept 6, 1998

