

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

REAL ESTATE TRANSFER TAX PAID	
28	
STAMP	
\$ 127.20	
M. J. Daniels	
RECORDER	
7-17-97	Madison
DATE	COUNTY

FILED NO. 244
BOOK 61 PAGE 813
97 JUL 17 PM 1:50
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$5.00
ADD \$5.00
S.M.F. \$6.00

79,900

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

COMPUTER
RECORDED
COMPARED

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, Christina D. Hockaday, unmarried, hereby convey unto Gary W. Loux and Anita R. Loux, 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:



Lot Five (5) in Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, 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 13th day of July, 1997.

Christina D. Hockaday
Christina D. Hockaday

STATE OF Iowa)
)SS.
COUNTY OF Madison)

On this 13th day of July, A.D. 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Christina D. Hockaday, unmarried, known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Diane M. Daniels
Notary Public in and for Said State

