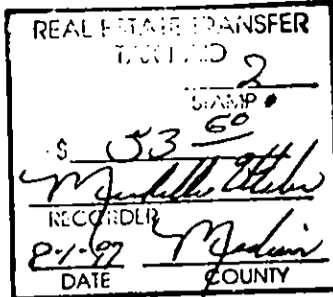


34,000

SEARCHED
RECORDED
COMPARED

REC F. 5.00
REC S. 5.00
CALC. 1.00



FILED NO. 473
BOOK 137 PAGE 780
97 AUG -1 PH 1:28
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: A. Zane Blessum 113 N. John Wayne Winterset (515) 462-1666
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE AND NO\100-----
Dollar(s) and other valuable consideration,
TRACY DEVAULT, single

do hereby Convey to
DAVID A. RICHMAN and BETH A. RICHMAN, husband and wife,

the following described real estate in MADISON County, Iowa:
Beginning at a point 460 feet South of the center Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa running thence West 174 feet, thence South 340, thence East 174 feet, thence North to the point of beginning.

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, ss:
~~MADISON~~ DALLAS COUNTY,
On this ~~20~~ 31 day of July 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared TRACY DEVAULT

Dated: July 31, 1997

Tracy Devault
Tracy Devault (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.

(Grantor)

Nancy L. Gardner
Notary Public

(Grantor)

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

