

COMPUTER
RECORDED
COMPARED

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

REAL ESTATE TRANSFER	
TAX PAID <u>16</u>	
STAMP #	
\$ <u>39.20</u>	
<i>[Signature]</i>	
RECORDED	
DATE <u>4-15-97</u>	COUNTY <u>Madison</u>

FILED NO. 2806
BOOK 137 PAGE 428
97 APR 15 PM 4:14
MICHELLE UTALL
RECORDER
MADISON COUNTY, IOWA

25,000
5.00
5.00
2.00

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

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, RICHARD J. HILDRETH AND ROBIN SPRAFKA, BOTH SINGLE PERSONS hereby convey unto TIMOTHY A. SEARS AND CARRIE BOZIS SEARS, 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) OF EVANS RURAL ESTATES PLAT 2, A PART OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF 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.

Dated APRIL, 9, 1997

By: *[Signature]*
RICHARD J. HILDRETH

By: *[Signature]*
ROBIN SPRAFKA

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 9th day of APRIL, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared RICHARD J. HILDRETH AND ROBIN SPRAFKA, BOTH SINGLE PERSONS known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for Said State

