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MICHELLE UTILES
 RECORDER
 MADISON COUNTY, IOWA

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

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, A SINGLE PERSON AND ROBIN SPRAFKA, A SINGLE PERSON hereby convey unto LARRY W. SEIBERT AND SANDRA L. SEIBERT, 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 ELEVEN (11) OF EVANS RURAL ESTATES PLAT 2, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (1/4) 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, 15, 1997.

By: [Signature]
 RICHARD J. HILDRETH

By: [Signature]
 ROBIN SPRAFKA

STATE OF IOWA)
)SS.
 COUNTY OF POLK)

On this 15th day of APRIL, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared RICHARD J. HILDRETH, A SINGLE PERSON AND ROBIN SPRAFKA, A SINGLE PERSON, 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]

