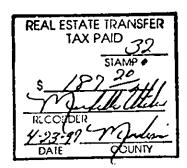
PMT : 200

FIRST REALTY, LTD.
3501 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266



FILED NO. 2899

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97 APR 23 PH 3: 29

MICHELLE UTSLEE
RECORDER
MADISON COUNTY. IOWA

PREPARED BY: S. STRAIT, MIDLAND ESCROW SERVICES, INC., 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4681

117, 191

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED CORPORATE GRANTOR

CONCRITER PRECORDED PARED

For the consideration of <u>ONE</u> Dollar and other good and valuable consideration receipt of which is hereby acknowledged, EARLHAM BUILDING CENTER, INC. a corporation organized and existing under the laws of the State of IOWA does hereby Convey to DANA LEE COX AND DENA MARIE COX, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate in MADISON County, Iowa:



LOT EIGHT (8) OF CLEARVIEW ESTATES PLAT 1, AN OFFICIAL PLAT, IN THE CITY OF EARLHAM, MADISON COUNTY, IOWA

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

The Corporation hereby covenants with grantees, and its successors in interest, that it holds title to the real estate in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

All words and phrases used herein, including acknowledgment hereof, shall be construed as in the singular or plural numberand as masculine or feminine gender; according to the context.

Dated APRIL___, 199__.

STATE OF IOWA)
)SS.
COUNTY OF POLK)

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Notary Public in and for Said State

