

REC \$ 5.00
ADV \$ 5.00
PAGE \$ 2.00

REAL ESTATE TRANSFER	
TAX PAID <u>32</u>	
STAMP #	
\$ <u>187.20</u>	
<i>[Signature]</i>	
RECORDER	<i>[Signature]</i>
DATE <u>4-23-99</u>	COUNTY

FILED NO. 2899
BOOK 61 PAGE 640
97 APR 23 PM 3:29
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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

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

COMPILED
RECORDED
COMPARED

For the consideration of ONE 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 number and as masculine or feminine gender; according to the context.

Dated APRIL , 199 .

EARLHAM BUILDING CENTER, INC.

By: *[Signature]*

By: _____

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this day of APRIL, A.D. 199 7, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary Armburg and _____ to me personally known, who being by me duly sworn, did say that they are the President and _____ respectively, of said corporation; that (no seal has been procured by the said) (the seal affixed hereto is the seal of said) corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said President and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

[Signature]
Notary Public in and for Said State

