

COMPUTER   
RECORDED   
COMPARED

REC \$ 15.00  
AND \$ 5.00  
R.M.F. \$ 1.00

REAL ESTATE TRANSFER  
TAX PAID 4  
STAMP  
\$ 91.20  
*Michelle Utsler*  
RECORDER  
6-3-97 *Madison*  
DATE COUNTY

FILED NO. 3384  
BOOK 61 PAGE 707  
97 JUN 3 PM 2:49  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Fifty-seven Thousand Five Hundred  
Dollar(s) and other valuable consideration,  
MICHAEL W. FOSTER and DIANN A. FOSTER, husband and wife,

do hereby Convey to  
MATTHEW F. MONTGOMERY and LESLIE E. MONTGOMERY, 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:

The North 133 Feet of the East 155 Feet of Out Lot Four (4) of Academy Addition  
of Out Lots to the Town of Earlham, Madison County, Iowa.

mca

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 Dated: 5-29, 1997

ss: MADISON COUNTY,  
On this 29 day of MAY,  
19 97, before me, the undersigned, a Notary Public, in and for said State, personally appeared  
Michael W. Foster and Diann A. Foster

*Michael W. Foster*  
(Michael W. Foster) (Grantor)  
*Diann A. Foster*  
(Diann A. Foster) (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.

*Robert J. Fess*  
Notary Public

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