

COMPUTER
RECORDED
COMPARED

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

REC. \$ 5.00
AUD. \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER	
TAX PAID <u>36</u>	
STAMP #	
\$ <u>75.00</u>	
<u>Michelle Utsler</u>	
RECORDER	<u>M. Utsler</u>
DATE	12-23-97
	COUNTY

FILED NO. **2365**
BOOK 62 PAGE 248
97 DEC 23 PM 3:13
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

\$ 48,000

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, RAYMOND PARKER, JR. AND SANDRA K. PARKER, HUSBAND AND WIFE, hereby convey unto MAX GRUDZINSKI, A SINGLE PERSON the following described real estate, situated in MADISON County, Iowa:

THE EAST HALF (1/2) OF LOT ONE (1) OF LINDSEY'S ADDITION TO WINTERSET, IN MADISON COUNTY, IOWA, EXCEPT THE SOUTH TWENTY-TWO (22) FEET IN WIDTH THEREOF, AND A STRIP OF LAND NINETEEN (19) FEET IN WIDTH ALONG THE WHOLE OF THE NORTH SIDE OF THE EAST HALF (1/2) OF SAID LOT ONE (1)

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 DECEMBER, 22ND 1997.

By: Raymond Parker Jr
RAYMOND PARKER, JR.
By: Sandra K. Parker
SANDRA K. PARKER

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 22nd day of DECEMBER, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared RAYMOND PARKER, JR. AND SANDRA K. PARKER, HUSBAND AND WIFE, 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.

D.A. EHLTON
COMMISSION EXPIRES
8-30-99

D.A. Ehlton
Notary Public in and for Said State