105,000

REC & 5.00 AUD & 5.00 RMF. & 1.00

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



FILED NO. 1292 BOOK 62 PAGE 73 97 SEP 29 AH II: 23

MICHELLE UTSLLA RECORDER MADISON COUNTY, 10WA

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

ASCONS SU

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CRAIG D. HEMMEN AND JEAN A. HEMMEN, HUSBAND AND WIFE, hereby convey unto ERIC A. RABER AND STEPHANIE L. RABER, 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 TWO (2) OF CLEARVIEW SECOND ADDITION TO EARLHAM, 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 _______ 19997

By: [Mu] W. H. MMEN

By: Jean A Hemmen 9-26-97

STATE OF IOWA

)SS.

COUNTY OF POLK

On this 26 day of 26th, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared CRAIG D. HEMMEN AND JEAN A. HEMMEN, 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.

Sleven E. Robert (expires 12/4P) Notary Public in and for Said State

DEED RECORD 62