

74,000

FIRST REALTY
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

✓
RECORDED
✓
COMPARED

REC \$ 3.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER	
TAX PAID	
30	
STAMP	
\$ 117.60	
<i>Michelle Utzler</i>	
RECORDED	
9-20-97	
DATE	COUNTY

FILED NO. 1268
BOOK 62 PAGE 67
97 SEP 26 PM 12:27
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: M.GATES, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 222-4682

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, **ERIC L. HAUSCHILDT AND SUSAN J. HAUSCHILDT, HUSBAND AND WIFE**, hereby convey unto **JAMES P. McDONALD, A SINGLE PERSON**, the following described real estate, situated in **MADISON** County, Iowa:



THE EAST HALF (1/2) OF LOTS SIX (6) AND SEVEN (7) IN BLOCK ONE (1) OF B.F. ALLEN'S ADDITION TO THE TOWN OF 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 9-17, 1997

By: *Eric L. Hauschildt*
ERIC L. HAUSCHILDT

By: *Susan J. Hauschildt*
SUSAN J. HAUSCHILDT

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 19th day of September, A.D. 1997 before me, a Notary Public in and for the State of Iowa, personally appeared **ERIC L. HAUSCHILDT AND SUSAN J. HAUSCHILDT, 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.

Debra E. Robbins
Notary Public in and for Said State

