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Michelle Utzler
RECORDER

11-19-93
DATE

Madison
COUNTY

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FILED NO. 1308

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MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100 Dollar(s) and other valuable consideration, Lloyd E. Benedict and Christine M. Benedict, husband and wife, do hereby Convey to Earlham Building Center Incorporated the following described real estate in Madison County, Iowa:

Lot Fourteen (14) of Kephart's Addition to St. Charles, Iowa, a Subdivision in Madison County, Iowa.

Subject to all covenants, restrictions, and easements of record.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa, ss: Madison COUNTY,

DATED: 11-19-93

On this 19 day of November 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Lloyd E. Benedict
Lloyd E. Benedict (Grantor)

Christine M. Benedict
Christine M. Benedict (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.

(Grantor)

Detlef P. Haas
Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

DEED RECORD 58