COMPUTER ADD SO NOW 19 AM SO NO	\$ 6.000		FOR TH OF THIS	E LEGAL EFFECT OF THE USE FORM, CONSULT YOUR LAWYER
WARRANTY DEED  For the consideration of ONE AND NO/100— Illar(s) and other valuable consideration, J.Loyd E. Benedict and Christine M. Benedict, husband and wife,  Ihereby Convey to Earlham Building Center Incorporated  Incorporated  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 title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real est is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated; and grantors Covenant Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plunumber, and as masculine or feminine gender, according to the context.  STATE OF	S 80 STAMP •  S 80 STAMP •  S 80 STAMP •  Whichelle Utsles  RECORDER  U-19-83 malian	RECORDED	REC \$ 5 ED AUD \$ 5 ED R.M.F. \$ 1 CTU	FILED NO. 1308  BOOK 58 PAGE 73  93 NOV 19 AH 9: 4  MICHELLE UTSLER RECORDER MADISON COUNTY. IOW
For the consideration of ONE AND NO/100— Iller(s) and other valuable consideration, Lloyd E. Benedict and Christine M. Benedict, husband and wife,  Ihereby Convey to Earlham Building Center Incorporated  a following described real estate in Madison County, lowa:  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 title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real est is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plu number, and as masculine or feminine gender, according to the context.  STATE OF Lova County, Only the feminine gender, according to the context.  STATE OF Lova DATE County, Only the feminine gender according to the context.  County, Iowa:  County, Iowa:  State OF Lova DATE County, Only the real estate; that the real estate title in feminine gender, according to the context.  STATE OF Lova DATE County, Only the feminine gender according to the context.  Christine M. Benedict (Gran Madison County), Only the feminine gender according to the context.  Christine M. Benedict (Gran Christine M. Ben		<u></u>		SPACE ABOVE THIS L FOR RECORDER
Diarris and other valuable consideration, Libova E. Benedict and Christine M.  Benedict, husband and wife,  Deneby Convey to Earlham Building Center Incorporated  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 title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real est is Free and Clear of all Liens and Encumbrance except as may be above stated. Et of the undersigned hereby relinquishes all rights of dover, homestead and distributive share in and to the real estate Words and phrases herein, including acknowledgement hereot, shall be construed as in the singular or plu number, and as masculine or feminine gender, according to the context.  STATE OF Lowa  SS: ONLY ONLY ONLY ONLY ONLY ONLY ONLY ONLY	•		:D	
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Madison COUNTY, On this day of COUNTY, 19 before me, the undersigned, a Notary Public in and for said State, personally appeared Lioyd E. Benedict (Gran who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed. > (Gran Gran Gran Gran Gran Gran Gran Gran	tie in fee simple; that they have good and Free and Clear of all Liens and Encur Varrant and Defend the real estate agains f the undersigned hereby relinquishes all right Words and phrases herein, including ac	d lawful authority to se mbrances except as r st the lawful claims of ghts of dower, homeste cknowledgement here	Ill and convey the real of may be above stated; a all persons except as m ad and distributive share of, shall be construed a	estate; that the real estate and grantors Covenant to any be above stated. Each is in and to the real estate.
Madison COUNTY, On this day of	TATE OF	, DAT	ED://_/	<u>- 12</u>
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.	- 1/3 // m //	=	10-6-	0 +
to me known to be the identical persons named in and who executed the foregoing Distrument and acknowledged that they executed the same as their voluntary act and deed.	$9\frac{7}{2}$ , before me, the undersigned, a N		Ny 2 1)9- loyd E. Benedi	ct (Grantor)
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(This form of acknowledgement for individual grantor(s) only)  DEED RECORD 58  (Gran	his form of acknowledgement for individual granto	r(s) only)		(Grantor)