

4 103,500

FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
124 2ND. AVE. S.
WINTERSSET, IOWA 50273

REAL ESTATE TRANSFER	
TAX PAID <u>36</u>	
STAMP # <u>80</u>	
<u>\$ 164</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>7-22-94</u>	<u>Madison</u>
DATE	COUNTY

COMPUTER
 RECORDED
 COMPANED
 REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 200
 BOOK 59 PAGE 428
 94 JUL 22 PM 12:24
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That STEVEN M. McNEER AND WILHELMINA M. McNEER, husband and wife, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto ROGER J. HUDSON, JR. AND SHELIA B. HUDSON, 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, to-wit:

LOTS SEVEN (7) AND EIGHT (8), IN BLOCK TWENTY-TWO (22), OF THE ORIGINAL TOWN PLAT OF WINTERSSET, MADISON COUNTY, IOWA

SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS OF RECORD.

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; 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 said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 18th day of JULY, 1994.

By: [Signature]
STEVEN M. McNEER

By: [Signature]
WILHELMINA M. McNEER

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On this 18 day of JULY, A.D. 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared STEVEN M. McNEER AND WILHELMINA M. McNEER, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THEIR voluntary act and deed.

[Signature]
Notary Public in and for Said State
My Commission Expires 7/27/95