

2500<sup>00</sup>

# WARRANTY DEED

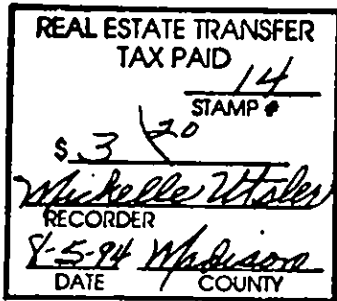
IOWA REALTY CO., INC.  
3501 Westown Parkway  
West Des Moines, Iowa 50266

Know All Men by These Presents: That Ruby B. Coil, a single person, by Sandra C. Potter Attorney-in-fact

\_\_\_\_\_, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here Convey unto Bruce Austin

~~EXCEPT TO THE EXTENT THAT THE RIGHTS OF A MORTGAGEE OR OTHER LIENHOLDER ARE AFFECTED~~ the following described real estate, situated in Madison County, Iowa, to-wit:

Lot (3) in the Southeast Section of the Original Town of St. Charles, Madison County, Iowa.



COMPUTER   
RECORDED   
COMPARED

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

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Subject to and together with any and all easements, covenants and restrictions 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 27<sup>th</sup> day of July, 19 94

Sandra C. Potter P.O.A.  
Sandra C. Potter, Attorney-in-Fact

STATE OF IOWA, Polk COUNTY, ss:

On this 27<sup>th</sup> day of July, 19 94, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sandra C. Potter to me known to be the person who executed the foregoing instrument in behalf of Ruby B. Coil and acknowledged that (he) (she) executed the same as the voluntary act and deed of said Ruby B. Coil

Carolyn M. Weigeth  
Carolyn M. Weigeth, Notary Public in and for said State.  
My commission expires 1-10-97

