

DEED RECORD 133

127,000
FIRST REALTY, LTD.
P. O. BOX 10343
DES MOINES, IA 50306

PROPERTY ADDRESS:
R R 1
CUMMING, IOWA 50061

REAL ESTATE TRANSFER TAX PAID	
STAMP #	3
\$	202.40
<i>Michelle Utsler</i>	
RECORDER	
10-4-94	Madison
DATE	COUNTY

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

FILED NO. 945

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94 OCT -4 AM 8:16

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That NORMAN L. RITCHHART AND JOANN L. RITCHHART, HUSBAND AND WIFE, in consideration of the sum of ONE Dollar and other good and valuable consideration in hand paid do hereby Convey unto TIMOTHY P. SCHULTZ the following described real estate, situated in MADISON County, Iowa, to-wit:

LOT TWO (2) OF EVANS RURAL ESTATES PLAT 2, A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-FOUR (24) IN TOWNSHIP SEVENTY-SEVEN (77), RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M. 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 24 day of SEPTEMBER, 1994.

By: *Norman L. Ritchhart*
NORMAN L. RITCHHART

By: *Jo Ann L. Ritchhart*
JOANN L. RITCHHART

STATE OF IOWA)
)SS.
COUNTY OF)

On this 24 day of SEPTEMBER, A.D. 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared NORMAN L. RITCHHART AND JOANN L. RITCHHART, 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.

Linda F. Jenkins
Notary Public in and for Said State

