

WARRANTY DEED

Know All Men by These Presents: That Philip Bales and Helen Mary Bales, Husband and Wife,

in consideration of the sum of One Dollar and other valuable consideration in hand paid do hereby Convey unto Dennis L. Miller, a single person

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 Ten (10), Eleven (11), and Twelve (12), in Block Three (3), of ACADEMY ADDITION, to the town of Earlham, Madison County, Iowa.

Subject to restrictions and easements of record, if any.

Compared

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MARY E. WELTY RECORDER MADISON COUNTY, IOWA Fee \$5.00 Transfer \$5.00

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 28th day of SEPTEMBER, 1988.

Philip Bales Philip Bales

Helen Mary Bales Helen Mary Bales

STATE OF IOWA, COUNTY OF BENTON ss.

On this 28th day of September, 1988 before me, Notary Public in and for said County, in said State, personally appeared PHILIP BALES and HELEN MARY BALES

Terms known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same of their voluntary act and deed.

Dianne M. Fenner Notary Public in and for said County

REAL ESTATE TRANSFER TAX PAID 38 \$23.10 MARY E. WELTY RECORDER 9-30-88 Madison COUNTY