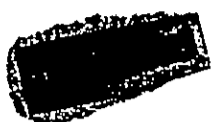


FILED NO. **1203**
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1988 DEC 15 AM 9:13



IND. REC. PAGE

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

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar
Dollar(s) and other valuable consideration, Mildred J. Miller, unmarried widow,

do hereby Convey to Evelyn J. Miller

the following described real estate in Madison County, Iowa:

Lots Three (3) and Four (4) in Half Block One (1) of Sowders Addition
to the Town of St. Charles, Madison County, Iowa

Subject to easements of record.

The grantor reserves unto herself the life use of the said real estate.

This conveyance is between parent and child and without actual consideration
and therefore under Section 428A.2(11) of the Code of Iowa is exempt from
taxation.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

STATE OF IOWA ss: Dated: December 14, 1988
WARREN COUNTY,

On this 14 day of December
1988, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Mildred J. Miller

Mildred J. Miller
Mildred J. Miller (Grantor)

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.

(Grantor)

(Grantor)

Stephen A. Hall
STEPHEN A. HALL Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

Please type or print names under signatures as per Sec. 335.2 Code of Iowa

Dead Rec. 01-03-96
7-25-96