

* If the consideration is \$1,000 or less, the following statement should appear on the face of the deed: This deed and transfer is exempt from transfer tax because the consideration is \$1,000 or less. (Code Sections 420A.1 and 420A.6)

* If the Grantor or Grantee is a (federal or state) unit of agency (insert), read subparagraph 8 of section 420A.2 Exception.



WARRANTY DEED

Know All Men by These Presents: That ORVAL D. EVANS AND JAYNE P. EVANS HUSBAND AND WIFE.

_____ in consideration*
of the sum of ~~ONE THOUSAND~~ \$12,500
in hand paid do hereby Convey unto RALPH E. SMITH AND PHYLLIS R. SMITH, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

Grantees' Address: 5401 EAST UNIVERSITY, DES MOINES, IOWA.
the following described real estate, situated in MADISON _____ County, Iowa, to-wit:

LOT ONE (1) IN PLAT 210F EVANS RURAL ESTATES, PART OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY.
IN FULL FILLMENT OF CONTRACT, RECORDED THE 15TH DAY OF AUGUST 1978
BOOK 108, PAGE 225.

Compared

REAL ESTATE TRANSFER
TAX PAID 25
\$ 13.20
Shirley H. Henry, Dey
RECORDER
1-23-89 Madison
DATE COUNTY

FILED NO. 1482
BOOK 125 PAGE 243

1989 JAN 23 AM 11:00

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 Warranty 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 23 day of January, 1989

STATE OF IOWA, }
COUNTY OF Polk } ss.

On this 23rd day of January, 1989 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared

ORVAL D. EVANS
JAYNE P. EVANS

Orval D. Evans
Jayne P. Evans
139-5th St West Des Moines
(Grantors' address) Des Moines

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.

Notary Public

Print name
number
signature
as per
Sec.
228.2
Code
Iowa