

### WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That MARTHA R. LETZ, single,

\_\_\_\_\_ In consideration of the sum of  
---Thirty-seven Thousand Dollars and no/100ths---  
in hand paid do hereby Convey unto ROBERT LOVE and BEVERLY LOVE, husband and wife,

Address of Grantees: 808 Elm Street, Earlham, Iowa 50072

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:

Commencing 100 feet North of the Southeast corner of Out Lot Four (4) of Academy Addition of Out Lots to the Town of Earlham, Madison County, Iowa, running thence West 155 feet, thence North 100 feet, thence East 155 feet, thence South 100 feet to the place of beginning.

This Deed is given in fulfillment of a Real Estate Contract by and between the Grantor and Grantees, and recorded in Book 53, Page 175, in the Office of the Recorder of Madison County, Iowa.

REAL ESTATE TRANSFER  
TAX PAID 23  
\$ 40.15 STAMP #  
Mary E. Welty  
RECORDER  
7-31-86 Madison  
DATE COUNTY

COMPUTER

FILED NO. 2104

BOOK 55 PAGE 708

90 APR 23 PM 1:55

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 above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 16 day of July, 19 86

STATE OF IOWA

COUNTY OF MADISON

On this 16 day of July, A. D. 19 86, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Martha R. Letz

[Signature]

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.

Robert Jones Notary Public in and for said County and said State.

Martha R. Letz  
(Martha R. Letz)

808 Elm Street, Earlham, Iowa 50072

Address of Grantors

Place type or print name under signature as per Sec. 225.3 Code of Iowa