

125,000

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

RECORDED
CONTRACTED

REC \$ 500
AUD \$ 500
R.M.F. \$ 100

REAL ESTATE TRANSFER
TAX PAID 24
STAMP #
\$ 19920
Michelle Utzler
RECORDER
2-25-00 Madison
DATE COUNTY

FILED NO. 003131
BOOK 142 PAGE 273
2000 FEB 25 AM 10:29
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: A. HINNERS, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6266

SPACE ABOVE THIS LINE FOR RECORDER

Lender to Complete: Address Tax Statements to: Randall B. Beck and Patricia A. Toscano,
2445 Carver Road, Winterset, Ia 50273

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grover J. Ashby and Sharon Ann Ashby, husband and wife**, hereby convey unto **Randall B. Beck and Patricia A. Toscano**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in **Madison** County, Iowa:

That portion of Lot Two (2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying West and North of the centerline of the County Road as it now exists described as beginning at the Northwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence North 89°25' East, 1015.3 feet, thence South 23°13' West along centerline of County Road 1269.0 feet, thence South 42°09' West along the centerline of County Road 217.5 feet, thence South 89°54' West 369.1 feet, thence North 1317.8 feet to the point of beginning, containing 22.0034 acres including 1.4406 acres of county road right-of-way

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said 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 such 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.

Dated 2-9- _____, 2000

Grover J. Ashby
Grover J. Ashby
Sharon Ann Ashby
Sharon Ann Ashby

STATE OF IOWA, POLK COUNTY, SS:

On this 9th day of February, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared **Grover J. Ashby and Sharon Ann Ashby, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Darlene Adams
Notary Public in and for Said State
My commission expires 7-19-2002