

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
\$ 55,000.00 kx

REAL ESTATE TAXES
TAX PAID 8
STAMP #
\$ 87.20
Michelle Utsler
RECORDER
3-2-00 Madison
DATE COUNTY

RECS 5⁰⁰
AUDS 5⁰⁰
FILED 1⁰⁰
FILED NO. 003215
BOOK 142 PAGE 307
2000 MAR -2 PM 3:07
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: C. BENNETT, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-4625

SPACE ABOVE THIS LINE FOR RECORDER

Lender to Complete: BRAD & TAMMERA BERRY, 1314 W SOUTH ST, WINTERSET IA 50273
Address Tax Statements to:

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, Mark C. Grossman and Lynne Grossman, husband and wife, hereby convey unto Brad Berry and Tammera Berry, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 25.044 acres, as shown in plat of Survey filed in Book 3, Page 548 on February 22, 2000, in the Office of the Recorder of Madison County, Iowa

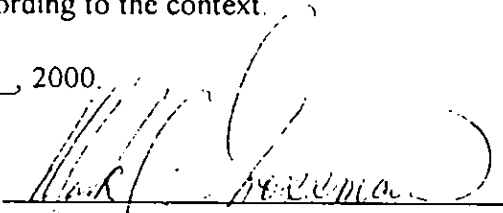
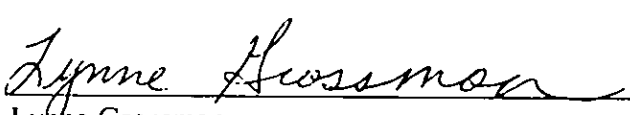
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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.

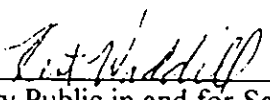
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 3-1-00, 2000.


Mark C. Grossman

Lynne Grossman

STATE OF IOWA, POLK COUNTY, SS:

On this 1st day of March, A.D. 2000, before me, a Notary Public in and for the State of Iowa, personally appeared Mark C. Grossman and Lynne Grossman, 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.


Notary Public in and for Said State
My Commission Expires: 4-11-00