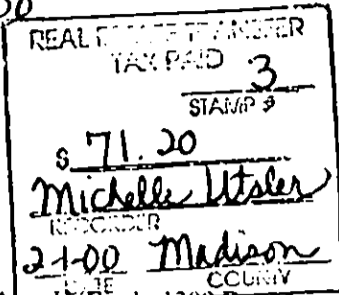


\$ 45,000



RECS 5⁰⁰
5⁰⁰
1⁰⁰

COMPUTED ✓
RECORDED ✓
CONTAINED ✓

FILED NO. 002366
BOOK 142 PAGE 227

2000 FEB -1 PM 3:01

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Alan H. Bjork, 1300 Des Moines Building, Des Moines, (515) 244-0177

Tax Address: Chad D. Spicker, 500 Delaware Street, Norwalk, IA 50211



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Catherine Ann Graham, single and Mary M. Flanagan, single

do hereby Convey to
Chad D. Spicker

the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., excepting therefrom all that part of Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), as shown in Plat of Survey filed on April 22, 1993, in Book 2, Page 380 in office of the Recorder of Madison County, Iowa.



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 Dated: 1-28-2000

On this 28 day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Catherine Ann Graham, single and Mary M. Flanagan, single

Catherine Ann Graham
Catherine Ann Graham (Grantor)

Mary M. Flanagan
Mary M. Flanagan (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.

Alan H. Bjork
Notary Public (Grantor)

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

