

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

\$40,000^{Le}

REAL ESTATE TRANSFER	
TAX PAID	
27	
STAMP	
\$ 63.20	
RECORDED	<i>[Signature]</i>
4-17-00	<i>[Signature]</i>
DATE	COUNTY

FILED NO. **003890**

BOOK **142** PAGE **479**

2000 APR 17 PH 3: 29

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
INDEXED
PREPARED

REG. 5.00
ADDS. 5.00
TAXES 1.00

PREPARED BY: C. Cook, MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-5724

SPACE ABOVE THIS LINE FOR RECORDER

LENDER TO COMPLETE:

Address Tax Statements to: Scott H Carver, 4990 SE Kundalica Road, Runnels, IA.

WARRANTY DEED

50437

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, Richard C. Burhans, Jr and Carla B. Burhans, husband and wife, hereby convey unto Scott A. Carter and Rebecca S. Carter, 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 "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 12.00 acres, as shown in Plat of Survey filed in Book 3, Page 558 on April 5, 2000, in the Office of the Recorder of Madison County, Iowa.



Residents must have 1200 sq. ft. living space finished (excluding basement and garage).

Restriction is placed on this deed whereby property cannot be subdivided until 2021.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

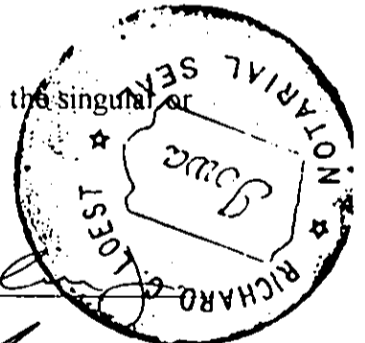
Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate, that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above 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 4-14, 2000.

[Signature]
Richard C. Burhans, Jr.
[Signature]
Carla B. Burhans



STATE OF IOWA, MADISON COUNTY, SS:

On this 14th day of April, A.D. 2000, before me, a Notary Public in and for the State of IOWA, personally appeared Richard C. Burhans, Jr. and Carla B. Burhans, 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.

[Signature]
Notary Public in and for Said State

My Commission expires: 1-5-2003