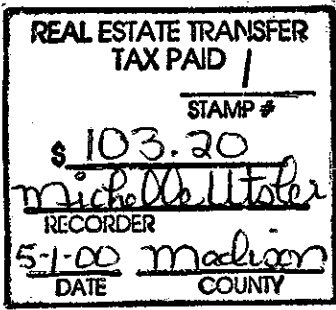


\$65,000.00



REC. 5.00
A.D.S. 5.00
R.M.F.S. 1.00

FILED NO. 004065

BOOK 142 PAGE 505

2000 MAY -1 PM 12:45

COMPUTER
RECORDED
COMPARED

NICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Return To: Coldwell Banker Mid-America Group Realtors ATTN: Closing Dept 515-224-8798
Preparer 4800 Westown Parkway Suite 110 West Des Moines, Ia 50266

Address Tax Statements: **Frontier Properties, Inc, 1535 Grand, W. Des Moines, Ia 50265**
003088 \$65,000.00 **WARRANTY DEED** Space Above This Line For Recorder

For the consideration of One (\$1.00) Dollar(s)
and other valuable consideration, Jonathan E. Groves and Deanne B. Groves, Husband and Wife

do hereby Convey to Frontier Properties, Inc.

the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 46.52 acres, as shown in Plat of Survey filed in Book 3, Page 74 on July 28 1997, in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, covenants and restrictions of record



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 of 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, ss: Polk COUNTY,

Dated: 04-28-00

On this 28 day of April, 20 00, before me, the undersigned, a Notary Public in and for said State, personally appeared:
Jonathan E. Groves and Deanne B. Groves,
Husband and Wife

Jonathan E. Groves
Jonathan E. Groves (Grantor)

Deanne B. Groves
Deanne B. Groves (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.

(Grantor)

Clay H. [Signature]
Notary Public

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

My Commission Expires:

9-17-02