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 2000 MAR 10 PM 3:31  
 MICHELLE WITTLER  
 RECORDER  
 MADISON COUNTY, IOWA

This instrument prepared by and return to:  
 ROSS F. BARNETT, Attorney at Law, 520 - 35<sup>th</sup> St., Suite #100, Des Moines, Iowa 50312 PH # (515) 274-6753  
 Mail tax statements to:  
 JAMES R. NELSON, 118 - 120 North 1<sup>st</sup> Street, Winterset, Iowa 50273.

\$ 15,000.<sup>00</sup>

**WARRANTY DEED**

For the consideration of One (\$1.00) and other valuable consideration, **Robert Fickes and Irene Fickes, husband and wife**, do hereby Convey unto **Montross Pharmacy, Inc.**, the following-described real estate in Madison County, Iowa:

**West 20 feet of the East 22 feet of Lot Four (4) in the Southwest Section of the Town of St. Charles, Madison County, Iowa,**

Locally known as 134 West Main St., St. Charles, Iowa 50240.

Grantors to 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 relinquish 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:  
 COUNTY OF MADISON )

Dated: March 8, 2000.

On this 8 day of March, 2000, before me the undersigned, a Notary Public in and for said State, personally appeared **Robert Fickes and Irene Fickes, husband and wife**, 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.

*Robert Fickes*

Robert Fickes

*Irene Fickes*

Irene Fickes

*Debra Haas-Demeck*  
 Notary Public in and for the State of Iowa