

20,000.00

REAL ESTATE TRANSFER  
TAX PAID 50  
STAMP #  
\$ 31.20  
Michelle Utsler  
RECORDER  
5-31-00 Madison  
DATE COUNTY

REC. \$ 5.00  
AUD. \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED \_\_\_\_\_  
COMPARED \_\_\_\_\_

FILED NO. 004500  
BOOK 142 PAGE 583  
2000 MAY 31 PM 2:58  
2:58 PM  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information

A. Zane Blessum, 113 N. John Wayne Drive, Winterset, IA 50273, (515) 462-1666  
Individual's Name Street Address City Phone

James Eller, 2569 Clark Tower Road, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



### WARRANTY DEED

For the consideration of ONE AND NO /100  
Dollar(s) and other valuable consideration,  
Danny Patterson and Cindy Patterson, Husband and Wife

do hereby Convey to  
James Connelley Eller, Single

the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 75 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 24; thence on an assumed bearing of North 89°22' 13" West along the Norht line of the Southeast Quarter of the Souteast Quarter of said Section 24 a distance of 837.02 feet; thence South 00° 39' 19" West 451.99 feet; thence South 00° 34' 22" West 213.06 feet; thence North 89° 56' 33" East 369.42 feet; thence North 89° 44' 20" East 390.07 feet; thence North 89° 44' 20" East 83.82 feet to the East line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence North 00° 05' 00" East along siad East line a distance of 653.28 feet to the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 24 and the point of beginning.

Said tract contains 12.72 acres

Deed is given in satisfaction of a Real Estate Contract recorded on October 27, 1998 in Book 139, Page 739.  
Deed is exempt see 428A.1

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: 4-5-00

MADISON COUNTY, SS:

On this 5th day of April, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny patterson and Cindy Patterson, husband and wife

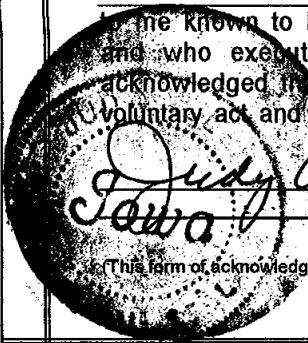
Danny Patterson (Grantor)

Cindy Patterson (Grantor)

I am 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)

\_\_\_\_\_  
(Grantor)



Notary Public

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