

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

REC'D 10⁰⁰
AUD \$ 5⁰⁰
P.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. **005334**
BOOK 142 PAGE 794
2000 AUG -1 AM 8:31
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: Lisa Allen MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264

SPACE ABOVE THIS LINE FOR RECORDER
LENDER TO COMPLETE: Address Tax Statements to: Shawn P. Sanford, 2344 Maple Lane, Waterloo, IA 50275

\$ 85,000.00 tax

WARRANTY DEED

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, JANET WILSON, UNMARRIED AND JESSIE J. RODRIGUEZ, UNMARRIED, hereby convey unto SHAWN P. SANFORD AND ANGELINA M. SANFORD, 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:

SEE EXHIBIT "A" ATTACHED

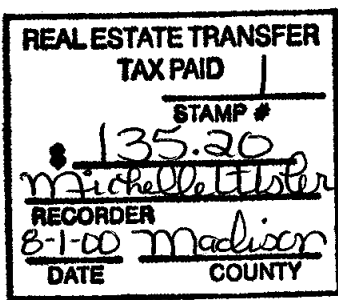
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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 July 20, 2000



Janet Wilson
JANET WILSON
Jessie J. Rodriguez
JESSIE J. RODRIGUEZ

STATE OF Iowa, Madison COUNTY, SS:

On this 20 day of July, A.D. 2000 before me, a Notary Public in and for the State of Iowa, personally appeared, JANET WILSON, UNMARRIED AND JESSIE J. RODRIGUEZ, UNMARRIED, 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.

George I. Bown
Notary Public in and for Said State



EXHIBIT "A"

A tract of land commencing at the Southwest corner of the Northeast Quarter (¼) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 228.5 feet along the quarter section line to the point of beginning; thence continuing North 167.5 feet along said quarter section line, thence North, 89°49' East 219.3 feet, thence South, 03°28' West, 176.9 feet, thence North, 87°41' West 208.8 feet to the point of beginning, containing 0.8455 acres including 0.0207 acres county road right of way