

ENTERED FOR TAXATION
THIS 14 DAY OF Aug 2004
Max W. Erbes
Debby Corkean
DEPUTY ATTORNEY

COMPUTER
RECORDED
COMPARED
Phone

Preparer Information AND RETURN TO David J. Erbes, 3210 100th Street, Des Moines, IA 50322, (515) 457-3027

Individual's Name Street Address City

Address Tax Statement : Dan C. Swallows, 1974 Nature Trail, Winterset, Iowa 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Travis L. Higgins and Sharyl K. Higgins, husband and wife

do hereby Convey to
Dan C. Swallows, a single person and Lisa M. Brovold, a single person

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of Section 20, Township 76 North, range 27 West of the 5th P.M., Madison County, Iowa; thence along the East line of the Southeast Quarter (1/4) of said Section 20, North 00°08'46" West 1309.08 feet to the Northeast corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section 20; thence, along the North line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), North 89°57'00" West 462.70 feet to the centerline tangent of a county road; thence, along said tangent, South 00°45'00" West 15.94 feet; thence, continuing along said centerline tangent, South 13°45'00" East 641.00 feet; thence South 29°45'00" East 222.00 feet; thence South 02°15'00" West 337.00 feet; thence South 56°54'00" East 258.99 feet to the Point of Beginning. Said Parcel "A" contains 8.817 acres, including 1.096 acres of county road right of way.

Subject to covenants, easements and restrictions of record, if any.

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, ss:
Madison COUNTY,
On this 19th day of August, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis L. Higgins and Sharyl K. Higgins, husband and wife

Dated: August 19th, 2004
Travis L. Higgins (Grantor)

Sharyl K. Higgins (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.

Mary L. Erickson
Notary Public



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