

AFTER RECORDING RETURN TO:

Brent R. Zimmerman  
8350 Hickman Road, Suite 14  
Des Moines, IA 50325

*Jan Wilder*  
*Debbie [unclear]*  
FEB 11 2005  
DEPUTY RECORDER

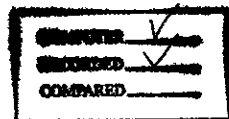
MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

✓ SATC

Prepared by: Brent R. Zimmerman, 8350 Hickman Rd. Ste. 14, Des Moines, IA 50325, 515/278-0427

Tax Statements: Elizabeth L. Morton, 2066 105<sup>th</sup> Street, Earlham, Iowa 50072.

#60833.33



**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Suzanne Morton, a single person**, does hereby Convey to **Elizabeth<sup>M</sup> Morton, a single person**, the following described real estate in **Madison** County, Iowa:

**The Southeast Quarter of the Southeast Quarter of Section 2, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, except one acre described as follows: Commencing 20 feet West of the Southeast corner of said Section 2; thence North 16 rods; thence West 10 rods, thence South 16 rods, thence East 10 rods to the Place of Beginning, also except a strip of land commencing at the Southeast corner of said Section Two (2), thence North 80 rods, thence West 20 feet, thence South 80 rods, thence East 20 feet to the place of beginning.**

This deed is given and accepted in complete fulfillment of the contract for sale of the above-described property dated July 12, 1996, and filed for record on July 18, 1996, in the office of the Recorder of Madison County, Iowa, in Deed Rec. 136, Page 496.

Grantor does hereby Covenant with grantees, and their successors in interest, that grantor holds the real estate by title in fee simple; that it has 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

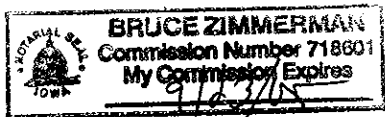
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2/05/05

*Suzanne Morton*  
Suzanne Morton

STATE OF IOWA, POLK COUNTY, ss:

On this 5<sup>th</sup> day of February, 2005, before me the undersigned, a Notary Public in, and for said State, personally appeared Suzanne Morton, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



*Bruce Zimmerman*  
Notary Public