



RECORDED FOR VALUE
 THIS 23 DAY OF Feb 2005
 J. J. Welch
 Debby Corbuan

Document 2005 772

Book 2005 Page 772 Type 03 01 Pages 3
 Date 2/23/2005 Time 12:05 PM
 Rec Amt \$17.00 Aud Amt \$15.00
 Rev Transfer Tax \$239.20
 Rev Stamp# 76 DOV# 79

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
 MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
 Official Form No. 101
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

✓ Jerrold B. Oliver
 P.O. Box 230
 Winterset, IA 50273
 Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

L. John Wilson
 6901 SW 15th, Des Moines, IA 50315

Return Document To: (Name and complete address)

Jerrold B. Oliver
 PO BOX 230
 Winterset, IA 5023

Grantors:

Robert J. Anderson
 Bonnie H. Anderson

Grantees:

L. John Wilson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE HUNDRED FIFTY THOUSAND
Dollar(s) and other valuable consideration,
ROBERT J. ANDERSON AND BONNIE H. ANDERSON, HUSBAND AND WIFE

do hereby Convey to
L. JOHN WILSON

the following described real estate in MADISON County, Iowa:
See Attached

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
COUNTY OF POLK

Dated: _____

This instrument was acknowledged before
me on Feb. 22, 2005 by
ROBERT J. ANDERSON AND BONNIE H.
ANDERSON

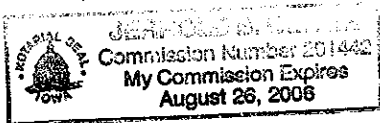
Robert J. Anderson
Robert J. Anderson (Grantor)

Bonnie H. Anderson
Bonnie H. Anderson (Grantor)

Jerrold B. Oliver
_____, Notary Public

(Grantor)

(Grantor)



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

EXHIBIT "A"

Block Sixteen (16) and the East 8 Feet of Block Seventeen (17) of the Original Town Plat of Bevington, Madison County, Iowa, and a tract of land commencing at the Southeast corner of said Block Sixteen (16) and running thence Westerly along the South lines of said Blocks to a point 7 Feet and 9½ Inches Westerly of the Southeast corner of said Block Seventeen (17), thence South to Middle River, thence Easterly along said River to a point directly South of the point of beginning, thence North to the point of beginning,

AND

The West 56 feet and 5½ inches of the East 64 feet and 5½ inches of Lot One (1) in Block Seventeen (17) of the Original Town of Bevington, Madison County, Iowa, and a tract commencing at a point on the South line of said Lot One (1) which is 8 feet West of the Southeast corner thereof, thence Westerly along the Southerly line of said Lot 56 feet and 5½ inches, thence South to Middle River, thence Easterly along the North line of said River to a point directly South of the point of beginning, thence North to the point of beginning,