

REAL ESTATE TRANSFER
TAX PAID 6
 STAMP #
 \$ 71.20
 Michelle Utzler
 RECORDER
 4-2-01 madison
 DATE COUNTY

REC \$ 10.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. 001302
 BOOK 2001 PAGE 1302
 (page 1302)
 2001 APR -2 AM 2:12
 2:12 PM
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: Todd and Angela Fletcher
 4815 Meridith Dr., Des Moines, IA 50310

SPACE ABOVE THIS LINE
 FOR RECORDER

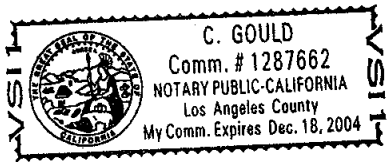


WARRANTY DEED - JOINT TENANCY

For the consideration of FORTY-FIVE THOUSAND
 Dollar(s) and other valuable consideration,
MICHAEL P. RYAN and GLORIA J. RYAN, Husband and Wife; ELIZABETH RYAN, Single,
 do hereby Convey to
TODD E. FLETCHER and ANGELA F. FLETCHER,

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

Parcel "E", located in the North Fractional Half of the Northwest Quarter of Section 30, Township 76
 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown by the Plat of Survey
 recorded in Book 3, Page 638 of the Recorder's office of Madison County, Iowa,



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.

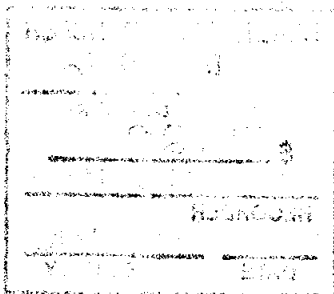
STATE OF California,
Los Angeles COUNTY, ss:
 On this 20 day of March,
2001, before me, the undersigned, a Notary
 Public in and for said State, personally appeared
Michael P. Ryan and Gloria J. Ryan

Dated: 3/20/2001
Michael P. Ryan (Grantor)
Gloria J. Ryan (Grantor)
Elizabeth Ryan (Grantor)
 _____ (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.

C. GOULD
 Notary Public

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



NOTARY PUBLIC

Notary Public _____

STATE OF _____, COUNTY, ss: _____
On this _____ day of _____, before me, the undersigned, a
Notary Public in and for said County and said State, personally appeared
_____ and _____
to me personally known, who, being by me duly sworn, did say that they are the
respectively, of said corporation; that (no seal has been procured by the said) corporation; that said
instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors;
and that the said _____ and _____
as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of
said corporation, by it and by them voluntarily executed.

Notary Public _____



STATE OF MN, COUNTY, ss: Hennepin
On this 26 day of Mar, 2001, before me, the undersigned, a
Notary Public in and for said County and said State, personally appeared
Elizabeth Ryan
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.

✓ Larry Watts