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5-3-01 C	Maclison COUNTY

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

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MICKI UTSLER RECORDER MADISON COUNTY, 10WA

SPACE ABOVE THIS LINE FOR RECORDER

PREPARED BY: W. Thomas MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266 515-453-6264

Address Tax Statements to: Robert T. Scheetz, 2417 Harmon Ave., Winterset, IA 50273

\$ 90,000.°/x4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA J. CARPENTER AND DENNIS M. CARPENTER, WIFE AND HUSBAND, hereby convey unto ROBERT T. SCHEETZ, A SINGLE PERSON, the following described real estate, situated in MADISON County, Iowa:

The South Half (1/2) of the Northwest Quarter (1/4) of Section Seventeen (17), in Township Seventy-five (75) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part thereof lying east of the public highway in it's present location consisting of 10 acres, more or less.

(MCA)

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 4-16-01 , 2001.

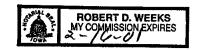
Patricia J. Carpenter

Denow M. Carpette

Denow M. Carpette

STATE OF Jours, Masin COUNTY, SS:

On this b day of property and J. Carpenter and Dennis M. Carpenter, Husband and Wife, 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.



Notary Public in and for Said State