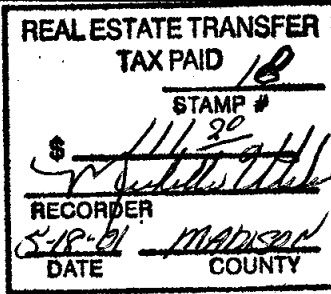


REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 2.00

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FILED NO. 002024
BOOK 2001 PAGE 2024
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: Carl Burton and Sherry Burton, 515 West Fremont, Winterset, IA 50273 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SEVENTY THOUSAND and no/100-----(\$70,000.00)-----
Dollar(s) and other valuable consideration,
Berniece Miller, Single

do hereby Convey to
Carl Burton and Sherry Burton

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

Lot Seven (7) except the West 57 feet thereof, and the South Half (S 1/2) of Lot Six (6) except the West 57 feet thereof, in Block Six (6) of West Addition to the town of Winterset, Madison County, Iowa; and, a tract of real estate bounded by and included within a line running as follows: Commencing at the southwest corner of Lot Eight (8) in Block Six (6) of West Addition in the City of Winterset, Iowa, running thence north 99 feet, thence west 16 1/2 feet, thence south 99 feet to the southeast corner of Lot Seven (7) in said Block Six (6), thence east 16 1/2 feet to the place of beginning.

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

Dated: April 25, 2001

MADISON COUNTY, ss:

On this 28 day of April,

Berniece Miller

Berniece Miller (Grantor)

, before me, the undersigned, a Notary Public in and for said State, personally appeared Berniece Miller

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.

Lewis H. Jordan

Notary Public

Individual grantor(s) only)

