

**REAL ESTATE TRANSFER**  
**TAX PAID 31**  
 STAMP #  
 \$ 103.20  
Michelle Utsler  
 RECORDER  
10-15-01 Madison  
 DATE COUNTY

REC \$ 10<sup>00</sup> COMPUTER   
 AUD \$ 5<sup>00</sup> RECORDED   
 R.M.F. \$ 1<sup>00</sup> COMPARED

**004653**  
 FILED NO. \_\_\_\_\_  
 BOOK 2001 PAGE 4653  
 (PAGE 4653)  
 2001 OCT 15 PM 3:02  
 (3:02 PM)  
 MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVE., WINTERSET, (515) 462-4912  
 Individual's Name Street Address City Phone



Address Tax Statement: MICHAEL & SHARON ASHBY  
403 E WASHINGTON, WINTERSET IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of Sixty-four Thousand Eight Hundred and 00/100 ----- (\$64,800.00)  
 Dollar(s) and other valuable consideration,  
Nanette Till and Robert Till, Wife and husband, Spence Benoit, single, Judy Ann Leslie, single,  
Sherry K. Dalrymple and Grant Dalrymple, wife and husband

do hereby Convey to

MICHAEL E. ASHBY and SHARON K. ASHBY, as Joint Tenants with Full Rights of  
Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

All right, title and interest in the real estate described as:

Parcel "J" in the South Half of the Northwest Quarter of the Southeast Quarter of Section 1,  
 Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly  
 described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North Range 28 West of the 5th P.M., Madison County, Iowa. Thence south 00 13'44" West 655.10 feet along the East line of said Northwest Quarter of the Southeast Quarter to the Point of Beginning; thence North 89 26'17" West 546.40 feet along the North line of the South Half of said Northwest Quarter of the Southeast Quarter; thence South 00 39'51" East 330.41 feet along the East line of Lot 3, Seven Oaks Subdivision; thence South 89 28'06" East 326.20 feet along the North line of Lot 1, Seven Oaks Subdivision; thence continuing South 89 28'06" East 215.05 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence North 00 13'44" East 330.05 feet to the Point of Beginning containing 4.122 acres including 0.353 acres of County Road right-of-way. Parcel is shown as Lot 3 on a Plat of Survey filed in Book 5, Page 632 on October 18, 1872 at the Madison County Recorder's Office.

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 WYOMING

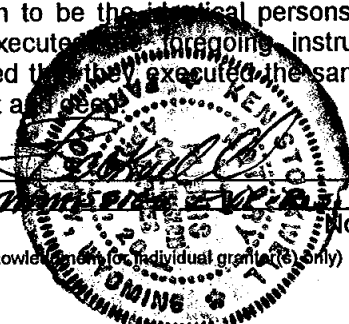
Dated: September, 2001

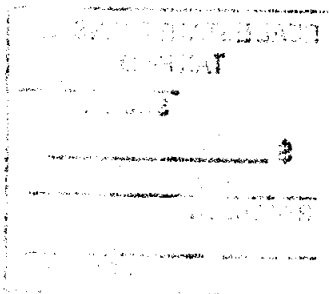
Rock COUNTY, ss:  
 On this 18 day of September,  
 2001, before me, the undersigned, a Notary Public in and for said State personally appeared Nanette Till, Robert Till, and Spence Benoit

Nanette Till (Grantor)  
Robert Till (Grantor)  
Spence Benoit (Grantor)  
Judy Ann Leslie (Grantor)  
Sherry K. Dalrymple (Grantor)  
Grant Dalrymple (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.

Ken [Signature]  
 Notary Public  
 (This form of acknowledgment is for individual grantors only)

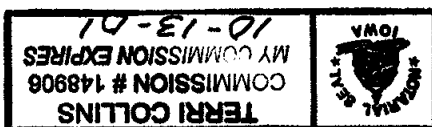




Notary Public

Terri Collins

*Terri Collins*



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.

Judy Ann Leslie

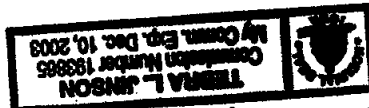
Notary Public in and for said State, personally appeared

On this 24th day of September, 2001, before me, the undersigned, a

STATE OF IOWA, MADISON COUNTY, ss:

Notary Public

*John J. Janson*



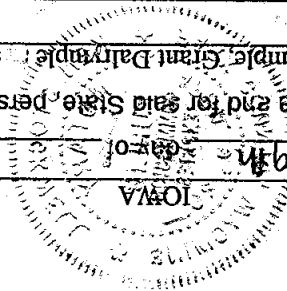
to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Sherry K. Dalrymple, Grant Dalrymple

Notary Public in and for said State, personally appeared

On this 24th day of September, 2001, before me, the undersigned, a

STATE OF IOWA, POLK COUNTY, ss:



*WJM*