

REAL ESTATE TRANSFER
TAX PAID 3
STAMP #
\$ 47.20
Michelle Utsler
RECORDER
12-3-01 Madison
DATE COUNTY

005435
 FILED NO. _____
 BOOK 2001 PAGE 5435
 2001 DEC -3 PM 1:08

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

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

PREPARED BY: Stacie L. Lett, Attorney at Law, 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Tony Magnani, 221 Snedden Dr. #9, Boone, IA 50036

\$ 30,000⁰⁰

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles S. Hoff and Sarah A. Hoff, Husband and Wife**, hereby convey unto **Tony Magnani, A Single Person**, the following described real estate, situated in **Madison County, Iowa**:

Parcel "A" in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5) Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section Five (5) Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00°13'06" West 680.49 feet along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Five (5) to the point of Beginning; thence continuing North 00°13'06" West 305.31 feet; thence South 89°36'16" East 1304.35 feet along an existing fence to a point on the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°01'06" West 542.72 feet along said East line; thence North 90°00'00" West 700.00 feet; thence North 67°46'18" West 651.39 feet to the Point of Beginning containing 14.668 acres including 0.411 acres of County Road Right-of-Way

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.

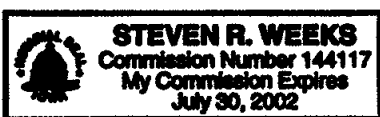
Dated 11-27, 2001.

Charles S. Hoff
 Charles S. Hoff

Sarah A. Hoff
 Sarah A. Hoff

STATE OF Iowa, Madison COUNTY, SS:

On this 27 day of Nov., 2001, before me, a Notary Public in and for said State, personally appeared, **Charles S. Hoff and Sarah A. Hoff, 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.



Steven R. Weeks
 Notary Public in and for Said State