

**REAL ESTATE TRANSFER**  
**TAX PAID 34**  
 STAMP #  
 \$ 119.20  
 Recorder Michelle Hester  
 DATE 1-31-02 COUNTY Madison

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

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 FILED NO. \_\_\_\_\_  
 BOOK 2002 PAGE 494

2002 JAN 31 PM 1:54  
 (1:54 PM)  
 NICKI DYSLER  
 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: Brian and Jill Wiegert  
 720 Iowa St., Martensdale, IA 50160

SPACE ABOVE THIS LINE  
 FOR RECORDER



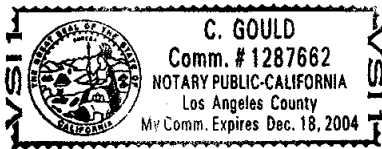
**WARRANTY DEED - JOINT TENANCY**

For the consideration of SEVENTY-FIVE THOUSAND  
 Dollar(s) and other valuable consideration,  
MICHAEL P. RYAN, Single, and ELIZABETH JANE RYAN, Single,

do hereby Convey to  
BRIAN J. WIEGERT and JILL M. WIEGERT,

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

Parcel "C", located in the Northwest Quarter of the Northeast Quarter of Section 30, Township 76  
 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 30,  
 Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 0°30'31"  
 East, 1308.38 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said  
 Section 30; thence South 82°45'52" West, 664.18 feet along an existing fenceline which is the South  
 line of the Northwest Quarter of the Northeast Quarter of said Section 30; thence North 0°26'17"  
 West, 1312.71 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of  
 said Section 30; thence North 83°07'10" East, 662.08 feet along the North line of the Northwest  
 Quarter of the Northeast Quarter of said Section 30 to the Point of Beginning. Said Parcel contains  
 19.819 acres, including 0.502 acres of County Road right-of-way



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 Dated: 1-8-02  
Los Angeles COUNTY,

On this 08 day of January,  
2002, before me, the undersigned, a Notary  
 Public in and for said State, personally appeared  
Michael P. Ryan

Michael P. Ryan  
 Michael P. Ryan (Grantor)

Elizabeth Jane Ryan  
 Elizabeth Jane Ryan (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.

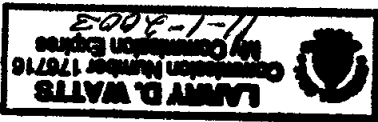
C. Gould, Notary Public  
 Notary Public (Grantor)

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

Notary Public

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.

STATE OF \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared \_\_\_\_\_  
and \_\_\_\_\_



Notary Public

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.  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
On this four day of January, 2002 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
Elizabeth Jane Ryan  
\_\_\_\_\_