

REAL ESTATE TRANSFER
TAX PAID 13
 STAMP #
 \$ 52.00
Michelle Utzler
 RECORDER
4402 Madison
 DATE COUNTY

REC \$ 15⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

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 RECORDED
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001590
 FILED NO. _____
 BOOK 2002 PAGE 1590
 (PAGE 1590)
 2002 APR -4 AM 11:17
 (11:17 AM)
 MICKI UTSLER
 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 : Eric and Sheila Garner
 3001 362nd Place, Booneville, IA 50038

SPACE ABOVE THIS LINE
 FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-TWO THOUSAND NINE HUNDRED SEVENTY-TWO AND .26/100 Dollar(s) and other valuable consideration,
HARVEY E. FLORER and HILDRETH N. FLORER, Trustees of the Harvey E. Florer Trust and the Hildreth N. Florer Trust, dated February 13, 1992,

do hereby Convey to
ERIC G. GARNER and SHEILA R. GARNER,

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

Lot Two (2) of Garner Subdivision, Madison County, Iowa, located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M.

This Deed is given in partial satisfaction of a Real Estate Contract recorded in Deed Record 138, Page 169 of the Recorder's office of Madison County, Iowa

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 _____, ss: _____ COUNTY,

Dated: April 3, 2002
Harvey E. Florer Trust and Hildreth N. Florer Trust dated February 13, 1992

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

By Harvey E. Florer
 Harvey E. Florer, Trustee (Grantor)

By Hildreth N. Florer
 Hildreth N. Florer, Trustee (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.

 (Grantor)

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

 (Grantor)



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 3rd day of April, 2002, before me, the undersigned, a Notary Public in and for the said State, personally appeared Harvey E. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Heidi S. Dorrell

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary

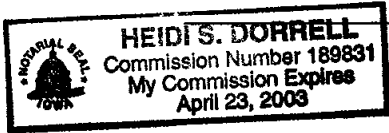


STATE OF IOWA, COUNTY OF MADISON, ss:

On this 3rd day of April, 2002, before me, the undersigned, a Notary Public in and for the said State, personally appeared Hildreth N. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Heidi S Dorrell

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary