

REG \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$263.30
RECORDED
4-15-02
DATE COUNTY

FILED NO. 001775
BOOK 2002 PAGE 1775
2002 APR 15 PM 3:53

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442
Individual's Name Street Address City Phone

Address Tax Statement : Mr. and Mrs. Scott L. Allen
2111 Fawn Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Sixty-five Thousand and no/100 (\$165,000.00)
Dollar(s) and other valuable consideration,
Robert E. Niblo and Betty M. Niblo, Husband and Wife,

do hereby Convey to
Scott L. Allen and Jennifer J. Allen

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

Parcel "A", in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter (1/4) of the South Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 00°09'13" West 486.40 feet along the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 89°10'34" East 907.89 feet; thence South 00°09'13" East 473.34 feet to a point on the South line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 90°00'00" West 907.76 feet to the Point of Beginning, containing 10.00 acres including 0.688 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 IOWA, ss:
MADISON COUNTY,

Dated: 4-15-02

On this 15 day of April,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert E. Niblo and Betty M. Niblo, Husband and Wife

Robert E. Niblo
Robert E. Niblo (Grantor)

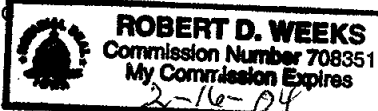
Betty M. Niblo
Betty M. Niblo (Grantor)

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.

[Signature]

(Grantor)

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



(Grantor)