

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

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FILED NO. 002098
BOOK 2002 PAGE 2098
2002 MAY -2 PM 12:10
12:10 pm
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone

Address Tax Statement: The Boar Stud
304 W. Jefferson, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TO REMOVE CLOUD ON LAND TITLE
Dollar(s) and other valuable consideration,
KEITH I. TUCKER and ETHEL LEE OSBORN, Husband and Wife,

do hereby Convey to
THE BOAR STUD, a Partnership,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and,

The Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) and the West Fractional Half (1/2) of the Northwest Fractional Quarter (1/4), and the Northwest Fractional Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Seven (7), in Township Seventy-four (74) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed supplements previously recorded deeds and is without additional consideration in order to remove a cloud on title to the above described real estate and is thereby exempt from transfer tax under Iowa Code Section 428A.2(10).

Previously recorded deeds filed in the Madison County Recorders Office on April 8, 2002 in book 2002, page 1656 and book 2002, page 1657.

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

Dated: April 29, 2002

MADISON COUNTY, ss:

On this 29th day of April,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared KEITH I. TUCKER and ETHEL LEE OSBORN

Keith I. Tucker
KEITH I. TUCKER (Grantor)

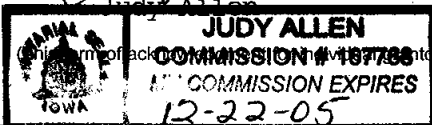
Ethel Lee Osborn
ETHEL LEE OSBORN (Grantor)

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)

Judy Allen
Judy Allen

(Grantor)



Notary Public