

REAL ESTATE TRANSFER
TAX PAID 7
 STAMP #
 \$ 85.60
Michelle Utsler
 RECORDER
 5-3-02 Madison
 DATE COUNTY

REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER X
 RECORDED X
 COMPARED _____

002146
 FILED NO. _____
 BOOK 2002 PAGE 2146
 2002 MAY -3 PM 1:25
 (1:25 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: Dennis Ellison
4503 64th Street, Des Moines, IA 50322

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Fifty-four thousand and no/100-----
 Dollar(s) and other valuable consideration,
Jerry C. McKeever, a single person

do hereby Convey to
Dennis Ellison

the following described real estate in Madison County, Iowa:

Parcel "A" in the East Half of the Southeast Quarter of Section 35, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of Section 35, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence South 89°30'56" West 106.11 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 35 to a point on the West right-of-way of a former railroad which is the Point of Beginning; thence continuing South 89°30'56" West 740.11 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 35; thence North 00°38'15" West 1408.15 feet; thence North 89°31'09" East 861.88 feet to a point on the East line of the Northeast Quarter of the Southeast Quarter of said Section 35; thence South 00°00'00" East 94.00 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 35; thence South 00°00'00" East 815.85 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence South 12°00'00" West 510.34 feet along the West right-of-way line of the former railroad to the Point of Beginning containing 27.001 acres including 0.748 acres of County Road right-of-way.

This deed is given in fulfillment of a real estate contract dated October 23, 2000 and filed for record on November 2, 2000, in the Madison County Recorder's Office in Book 143 at Page 201.

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: May 3, 2002

MADISON _____ COUNTY, ss:

On this 3rd day of May, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry C. McKeever

Jerry C. McKeever
 Jerry C. McKeever (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.

Sheila Kirkland

(Grantor)

(Grantor)

(Grantor)

(This form is for use by Notary Publics only)
 My Commission Expires **May 19, 2002**