

REAL ESTATE TRANSFER	
TAX PAID 31	
STAMP #	
\$ 38.40	
Michelle Utaler	
RECORDER	
5-14-02	Madison
DATE	COUNTY

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

FILED NO. 002318
 BOOK 2002 PAGE 2318
 2002 MAY 14 AM 11:04

IOWA REALTY CO.
 3501 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266

COMPUTER
 RECORDED
 COMPARED

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Parkway, West Des Moines, IA 50266 515-453-6264/wt

File 14204001

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Oak Park Group, LLC, 128 3rd Ave., Winterset, IA 50273

\$ 24,500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roger Weltha and Cheryl Weltha, Husband and Wife**, hereby convey unto **Oak Park Group, L.L.C.**, the following described real estate, situated in **Madison County, Iowa**:

Parcel "A", located in the West 1/4 rods of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 2.000 Acres as shown in Plat of Survey filed in Book 2, page 388 on February 16, 1999, in the Office of the Recorder of Madison County, Iowa



SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

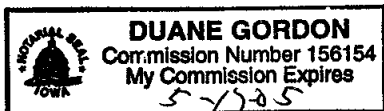
Dated 5-11, 2002.

Roger Weltha
 Roger Weltha

Cheryl Weltha
 Cheryl Weltha

STATE OF Iowa, Madison COUNTY, SS:

On this 11 day of May, 2002, before me, a Notary Public in and for said State, personally appeared, **Roger Weltha and Cheryl Weltha, Husband and Wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



Duane Gordon
 Notary Public in and for Said State