

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
\$ 95.20
Michelle Utzler
RECORDER
7-12-02 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED _____

FILED NO. 003411
BOOK 2002 PAGE 3411
2002 JUL 12 PM 3:32

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone _____

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Address Tax Statement: Greg A. Criswell and Trisha D. Criswell,
1665 McBride Road, Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY THOUSAND and no/100 (\$60,000.00)
Dollar(s) and other valuable consideration,
Jane Morrissey, Single; and Ann Sullivan and Maurice Sullivan, Wife and Husband

do hereby Convey to
Hackert, Ltd.

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

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), all in Section Eight (8), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; And, a tract of land described as follows, to-wit: Commencing at the southwest corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Eight (8), running thence North along the West line of said 80-acre tract for a distance of approximately 78 rods to the point where the west line of said 80-acre tract crosses the main channel of Clanton Creek, thence South and East along the center of the channel of Clanton Creek to the point where the center of the channel of Clanton Creek crosses a line drawn from the Northwest corner to the Southeast Corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Nine (9); thence southeast along said line to the southeast corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence West along the south line of said Sections Nine (9) and Eight (8) to the point of beginning, all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 17 acres, subject to easements of record

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 13, 2002

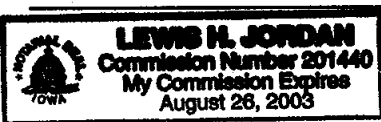
MADISON COUNTY, ss:
On this 13th day of May,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared

Jane Morrissey (Grantor)
Ann Sullivan (Grantor)
Maurice Sullivan (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.

Lewis H. Jordan (Grantor)
Notary Public

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

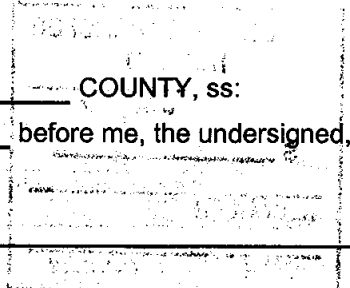


STATE OF Wisconsin, Waukesha COUNTY, ss:

On this 4th day of June, 2002 before me, the undersigned, a

Notary Public in and for said County and said State, personally appeared

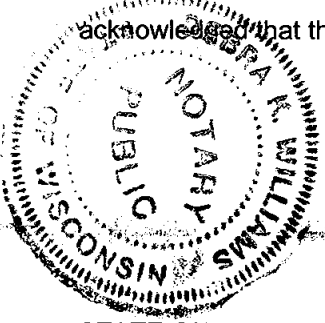
Ann Sullivan and Maurice Sullivan



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.

Debra K. Williams

Notary Public



STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, _____ before me, the undersigned, a

Notary Public in and for said County and said State, personally appeared

_____ and _____

to me personally known, who, being by me duly sworn, did say that they are the

_____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said)

instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors;

and that the said _____ and _____

as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public