

REAL ESTATE TRANSFER
TAX PAID <u>44</u>
STAMP #
\$ <u>191.20</u>
<u>Michelle Utsler</u>
RECORDER
<u>9-30-02</u> <u>Madison</u>
DATE COUNTY

REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

FILED NO. **004808**
 BOOK 2002 PAGE 4808
 2002 SEP 30 PM 1:29

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 (amh) PH # (515) 453-6266
 File #5208034

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:
 James T. Parham, 223 West Lane, Winterset, Iowa 50273

\$ 119,900.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Karen Silliman, a single person**, do hereby convey unto **James T. Parham, a single person**, the following-described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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)
)
 COUNTY OF Folk) SS:

Dated: 9-26-02

On this 26th day of September, 2002, before me the undersigned, a Notary Public in and for said State, personally appeared **Karen Silliman, a single person**, 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.

Karen Silliman
 Karen Silliman

Thomas F. Malicoat
 Notary Public in and for Said State

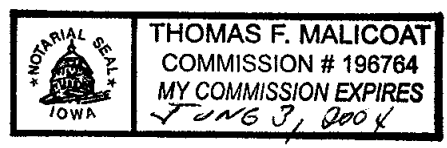


Exhibit "A"

A tract of land commencing 503 feet east of the Southwest corner of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North $18^{\circ}53'$ East, 84.35 feet, thence West 142.4 feet, thence South $0^{\circ}27'$ East, 80 feet to the South line of said 5-acre tract, thence East 115 feet to the point of beginning, **AND** a parcel of land being a portion of the following-described tract of land commencing at a point 388 feet East and 80 feet North of the Southwest Corner of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 160 feet, thence East 213 feet thence Southeast to a point 142.4 feet East of the point of beginning, thence West 142.4 feet to the point of beginning, more precisely described as: Commencing at the Southwest Corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence North $90^{\circ}00'00''$ East 388.00 feet along the South line of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and North line of Lane Street to the East line of 3rd Avenue, thence North $0^{\circ}21'29''$ East 80.00 feet along the East line of said 3rd Avenue to Point of Beginning, thence continuing North $0^{\circ}21'29''$ East 52.00 feet, thence North $90^{\circ}00'00''$ East 142.40 feet, thence South $0^{\circ}21'29''$ West 52.00 feet, thence North $90^{\circ}00'00''$ West 142.40 feet to the point of beginning, containing 0.1700 Acres **AND** Parcel "F", located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.011 acres, as shown in Plat of Survey filed in Book 2, Page 359 on June 26, 1998, in the Office of the Recorder of Madison County, Iowa.

