

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP #  
\$ 1,215.20  
Micki Utsler  
RECORDER  
12-11-02 Madison  
DATE COUNTY

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

COMPUTER RECORDED COMPARED

006023  
FILED NO. 2002 PAGE 6023  
2002 DEC 11 AM 11:11  
11:17am  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Martin C. Sprock, 505 - 5th Avenue, Suite 729, Des Moines, (515) 283-2147



Address Tax Statement Richard Sargent  
72 - 37th Street  
Des Moines, Iowa 50312

SPACE ABOVE THIS LINE FOR RECORDER

\$ 759,900.00

WARRANTY DEED  
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Frampton Farms, Inc.

a corporation organized and existing under the laws of the State of Iowa

does hereby Convey to Richard E. Sargent

the following described real estate in Madison County, Iowa:

The Northeast Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa,

AND

The West Half (1/2) of the Northwest Quarter (1/4), except 20 feet in width off the West side thereof for road purposes and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12) in Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Subject to covenants, conditions, restrictions and easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Frampton Farms, Inc.

Dated: Dec. 6, 2002

By George H. Frampton Pres.  
George H. Frampton, President Title

By Susan K. Frampton sec.  
Susan K. Frampton, Secretary Title

STATE OF IOWA, POLK COUNTY, ss:  
On this 6th day of December before me, the undersigned, a Notary

Public in and for said State, personally appeared George H. Frampton and Susan K. Frampton to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation;

that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said George H. Frampton and Susan K. Frampton 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.

AMANDA J. REID  
Commission Number 715336  
My Commission Expires  
March 2005

[Signature]  
Notary Public