

205,000

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 2.00

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
#7205098

CC

REAL ESTATE TRANSFER	
TAX PAID <i>[initials]</i>	
STAMP #	
<i>[Handwritten Stamp #]</i>	
REORDER	<i>[Handwritten]</i>
DATE	1-24-03
COUNTY	MADISON

FILED NO. **000431**  
BOOK **2003** PAGE **431**  
2003 JAN 24 PM 12:42  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 Westown Pkwy., West Des Moines, IA 50266 515-453-5724 (cc),

SPACE ABOVE THIS LINE FOR RECORDER

Address tax statements: Ricky & Michelle Espeland, 2042 Rustic Lane, Winterset, IA 50273

**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, Dan Beebe and Hope Head, husband and wife, hereby convey unto Ricky Espeland and Michelle Espeland, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Parcel "C", located in the Southeast Quarter (1/4), the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 352 on December 1, 1998, in the Office of the Recorder of Madison County, Iowa, AND



Parcel "D", located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 553 on March 24, 2000, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of a Real Estate Contract dated 9/17/02, and filed 9/20/02 in Book 2002, Page 4659, of the Madison County Recorder's office.

**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 9/17, 2002.

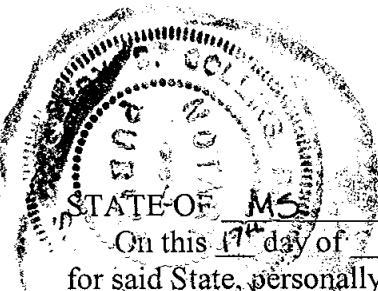
*[Signature of Dan Beebe]*

Dan Beebe

*[Signature of Hope Head]*

Hope Head

COUNTY, SS:



On this 17<sup>th</sup> day of Sept., Banker COUNTY, SS: A.D. 2002, before me, a Notary Public in and for said State, personally appeared Dan Beebe and Hope Head, 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.

*[Signature of Notary Public]*

Notary Public in and for Said State

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES JAN. 21, 2004  
BONDED THRU STEGALL NOTARY SERVICE