

REAL ESTATE TRANSFER
 TAX PAID 20
 STAMP #
 \$ 383.20
 MICKI UTSLER
 RECORDER
 3-10-03
 DATE COUNTY

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

COMPUTER
 RECORDED
 COMPARED

001323
 FILED NO. _____
 BOOK 2003 PAGE 1323
 2003 MAR 10 PM 3:01
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:

Benjamin W. Johnson, 2676 235th St., Winterset, IA 50273

File #14212001

\$ 239,734.00 xx

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Russell W. Utsler and Jeannie M. Utsler, husband and wife**, do hereby convey unto **Benjamin W. Johnson and Terri J. Johnson, husband and wife**, the following-described real estate in **Madison County, Iowa**:

The Northeast Fractional Quarter (1/4) of Section One (1), Township Seventy Four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section One (1) containing 4.822 acres, as shown in Plat of Survey filed in Book 2003, Page 1056 on February 26, 2003 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the East Half (1/2) of the Northeast Quarter (1/4) of said Section One (1) containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003 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 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)
) SS:
 COUNTY OF MADISON)

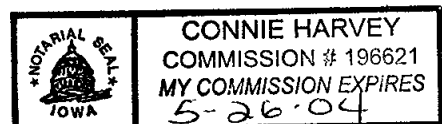
Dated: March 8, 2003

On this 8th day of March, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Russell W. Utsler and Jeannie M. Utsler, husband and wife**, 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.

Russell W. Utsler
 Russell W. Utsler

Jeannie M. Utsler
 Jeannie M. Utsler

Connie Harvey
 Notary Public in and for the said State



Jfm