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REAL ESTATE TRANSFER
TAX PAID 7
STAMP #
\$ 69.60
RECORDED
2-6-03 Madison
DATE COUNTY

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

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000693
FILED NO. _____
BOOK 2003 PAGE 693
2003 FEB -6 PM 1:11
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

This instrument prepared by and return to:
BRETT I. ANDERSON, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 Ph # (515) 255-4666

Address Tax Statements: Archer, RR 1, Cumming, IA 50061

\$43,750.00 ~~xy~~ SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) and other valuable consideration, **Francis J. McAllister, Jr. and LuAna May McAllister, husband and wife**, do hereby Convey unto **Randall G. Archer, a married person**, an undivided one-half interest in the following-described real estate in Madison County, Iowa:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and the West 10 acres of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), all in Section 11, Township 77 North, Range 26 West of the 5th P.M., containing 50.0 acres, more or less

This deed is given and accepted in partial fulfillment for our undivided one-half interest of the contract for the sale of the above-referenced property dated June __, 1996 and filed for record July 23, 1996 in the office of the Recorder of Madison County, Iowa, in Book 136, Page 509, and the Amendment thereto dated July 5, 2001 and filed August 21, 2001 in Book 2001, page 3719.

Grantors to 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 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 POLK)

Dated: 2-4-2003

On this 4th day of February, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Francis J. McAllister, Jr. and LuAna May McAllister, husband and wife**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Francis J. McAllister, Jr.
Francis J. McAllister, Jr.

Luana M. McAllister
LuAna May McAllister

Cora M. Lahr
Notary Public in and for the State of Iowa

