

REAL ESTATE TRANSFER  
TAX PAID 5  
STAMP #  
\$ 199.20  
Michelle Utsler  
RECORDER  
4-2-03 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

FILED NO. 001882  
BOOK 2003 PAGE 1882  
2003 APR -2 PH 3:18  
(3:18PM)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

City

Phone



Address Tax Statement: Florence Sonneve Martin  
1406 Fairfax St.  
Indianola, IA 50125

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100  
Dollar(s) and other valuable consideration,  
RUSSELL J. FREY, a Single Person,

do hereby Convey to  
FLORENCE SONNEVE MARTIN

the following described real estate in Madison County, Iowa:

Parcel "C" in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the South Quarter Corner of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa thence South 89°48'47" West 20.00 feet along the South line of the Southwest Quarter (1/4) of said Section Thirteen (13) to the Point of Beginning; thence continuing South 89°48'47" West 948.17 feet along the South line of said Southwest Quarter (1/4); thence North 01°16'50" West 346.00 feet; thence North 86°30'22" East 193.29 feet; thence South 87°20'00" East 44.57 feet; thence North 34°00'19" East 42.36 feet; thence North 89°03'29" East 259.94 feet; thence South 00°13'26" West 32.00 feet; thence North 89°30'22" East 431.19 feet; thence South 00°36'01" East 363.65 feet to the Point of beginning containing 8.032 acres including 1.018 acres of County Road right-of-way.

Grantors do 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 relinquishes 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

Dated: April 1, 2003

MADISON COUNTY, ss:

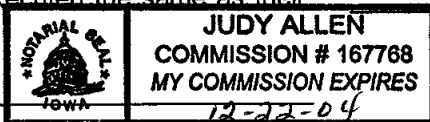
On this 1st day of April,  
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared  
RUSSELL J. FREY

Russell J. Frey  
RUSSELL J. FREY (Grantor)

(Grantor)

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.

Judy Allen  
Judy Allen



Notary Public

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

✓ WDM State Bank  
1601 - 22nd St, WDM 50266