

REAL ESTATE TRANSFER
TAX PAID 15
STAMP #
\$ 287.20
Michelle Utsler
RECORDER
4-10-03 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
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FILED NO. 002029
BOOK 2003 PAGE 2029
(PAGE 2029)
2003 APR 10 AM 10:21
10:21 am
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement: Lynn Kesterson and Janet Kesterson, 824
\$180,000.00 E. Woodland Avenue, Ottumwa, IA 52501

SPACE ABOVE THIS LINE
FOR RECORDER

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE

OF

OLIVER J. C. FRANCIS, DECEASED

now pending in the Iowa District Court

in and for MADISON County. PROBATE No. 11423

Pursuant to the authority and power vested in the undersigned, and in consideration of \$180,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Lynn Kesterson and Janet Kesterson, as joint tenants with full rights of survivorship, and not as tenants in common

the following described real estate in MADISON County, Iowa:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to a perpetual easement 66 feet in width, immediately south of the north line of the above-described tract for ingress and egress to the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Sixteen (16) (See Attached)

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

Dated: March 27, 2003

By _____ Title Geoffrey S. Francis
By _____ Title _____

As _____ *in the As Executor *in the
above entitled estate or cause. above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

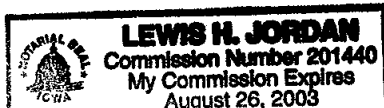
STATE OF IOWA, COUNTY OF MADISON, ss:

On this 29 day of March, 2003 before me, the undersigned, a Notary Public in and for said state, personally appeared Geoffrey S. Francis

to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that such person(s), as such fiduciary(ies), executed the same as the voluntary act and deed of such person(s) and of such fiduciary(ies).

Geoffrey S. Francis

Notary Public in and for said State



RE: Francis Estate - Kesterson Deed

And, for purposes of installing and operating utility lines or pipes, including, but not limited to, electric, gas and water, which Easement Grantors retain with the right to assign, transfer or convey to a third party or parties purchasing the SW 1/4 of the NE 1/4 of said Section 16