

REAL ESTATE TRANSFER  
 TAX PAID 49  
 STAMP #  
\$ 333.60  
Michelle Utsler  
 RECORDER  
4-30-03 Madison  
 DATE COUNTY

REC \$ 10<sup>th</sup>  
 AUD \$ 5<sup>th</sup>  
 R.M.F. \$ 1<sup>st</sup>

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FILED NO. 002464  
 BOOK 2003 PAGE 2464  
 2003 APR 30 PM 1:35

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

✓ Prepared by & Return to: Timothy C. Hogan, 3101 Ingersoll Ave., Des Moines, IA 50312 515-279-9059  
 Address Tax Statements: Tray W Thomas, 4305 Cody Drive, West Des Moines, Iowa 50265

\$ 209,000.<sup>00</sup>

**WARRANTY DEED**

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration,

**JOHN A. ELGIN, a widower not remarried,**

does hereby Convey to

**TRAY W THOMAS and TAMARA THOMAS,  
 husband and wife, as joint tenants with full rights of survivorship  
 and not as tenants in common,**

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A"

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants 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.

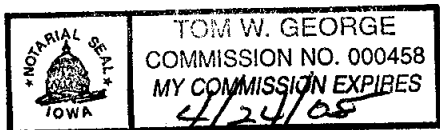
Dated: 4-17, 2003.

John A. Elgin  
 JOHN A. ELGIN

STATE OF IOWA )  
 ) ss:  
 COUNTY OF Osceola )

On this 17 day of April, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **JOHN A. ELGIN a widower not remarried**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Tom W. George  
 Name: TOM W. GEORGE  
 Notary Public in and for the State of Iowa



## EXHIBIT "A"

Parcel "C" A part of the SW 1/4 of the NW 1/4 and a part of the NW 1/4 of the SW 1/4 in Section 5 Township 77 North Range 26 West of the Fifth P.M., Madison County, Iowa, more particularly described as follows: Commencing at the west 1/4 corner of Section 5 T77N R26W, thence N80° (degrees) 25' (minutes) 00" (Seconds) E along the south line of the SW 1/4 NW 1/4 for 480.50 feet to the point of beginning; thence N01°41'48"E for 1390.74 feet to the north line of said SW 1/4 NW 1/4; thence N82°54'25"E along said north line for 561.70 feet to the centerline of Timberbrook Avenue; thence S01°41'48"W along said centerline for 1296.16 feet; thence along a 191.00 foot radius curve to the left for a length of 68.77 feet, a chord of 68.40 feet and a chord bearing of S07°16'12"E to the south line of said SW 1/4 NW 1/4; thence continuing along said centerline along the 191.00 foot radius curve to the left for a length of 268.07 feet, a chord of 246.61 feet and a chord bearing of S57°47'36"E to the centerline of 105th Street; thence S80°14'46"W along said 105th Street centerline for 794.03 feet; thence N01°41'48"E for 169.98 feet to the point of beginning. This parcel contains 20.00 acres and is subject to easements of record.