

REAL ESTATE TRANSFER
 TAX PAID 64
 STAMP #
 \$ 67.20
 Michelle Utaler
 RECORDER
 5-30-03 Madison
 DATE COUNTY

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

COMPUTER
 RECORDED
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FILED NO. 003154
 BOOK 2003 PAGE 3154
 2003 MAY 30 AM 10:41
 (10:41 AM)
 MICHELLE UTALER
 RECORDER
 MADISON COUNTY, IOWA

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322
 Return to: UNION STATE
 IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266
 Mail tax statements to:
 JASON E. AND NICOLE R. KEMS 102 E. SOUTH ST., WINTERSET, IA 50273

(dv) PH # (515) 453-6211
 File #6304120

42,200.

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **MARY K. WICKMAN, a single person**, does hereby convey unto **JASON E. KEMS AND NICOLE R. KEMS, 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:

A parcel of land in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), North 00° 00' 00", 983.17 feet to the centerline of a County Road, thence along said centerline, South 40° 57' 02" East, 260.41 feet, thence South 45° 22' 52" East, 169.08 feet, thence South 37° 23' 46" East, 119.91 feet, thence South 21° 06' 25" East, 106.92 feet, thence South 03° 35' 34" East, 172.24 feet, thence South 06° 20' 16" West, 309.62 feet to the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence along said South line, North 88° 57' 23" West, 379.02 feet to the point of beginning, said parcel of land contains 6.985 Acres including 0.8398 Acres of County Road Right of Way,

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)
 COUNTY OF Polk) SS:

Dated: May 15, 2003

On this 13th day of May, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **MARY K. WICKMAN, a single person**, 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.

Mary K. Wickman
 MARY K. WICKMAN

Jane E. Krumm
 Notary Public in and for said State

 **JANE E. KRUMM**
 Commission Number 153927
 My Commission Expires
 November 9, 2004