

REAL ESTATE TRANSFER
TAX PAID 46
STAMP #
\$ 127.20
Michelle Utaler
RECORDER
7-21-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. **4260**
BOOK 2003 PAGE 4260
(PAGE 4260)
2003 JUL 21 AM 9:21
(9:21 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

SPACE ABOVE THIS LINE FOR RECORDER

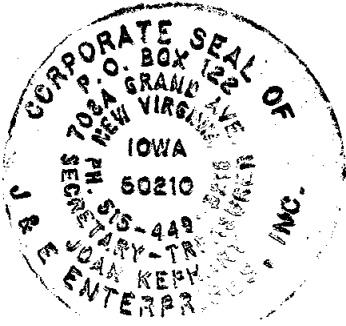


Address Tax Statement : Jeremy Ransom
120 South Railroad Street
Truro, IA 50257

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of EIGHTY THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
J AND E ENTERPRISES, INC.
a corporation organized and existing under the laws of
the State of Iowa
does hereby Convey to
JEREMY RANSOM, and Brandi Abraham, as joint tenants with full rights
of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:
The following described tract, to-wit: Commencing at a point 60 feet East and 68 feet North of the Southeast corner of Lot Twenty-two (22) in Block Eight (8) of the Original Town of Ego (now Truro), Madison County, Iowa, and running thence East 109½ feet, thence North to the Southerly boundary line of the railroad right-of-way to the East line of Rail Road Street in said Town of Truro, thence South to the point of beginning.



The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

J AND E ENTERPRISES, INC.

a(n) Iowa corporation

Dated: July 19, 2003

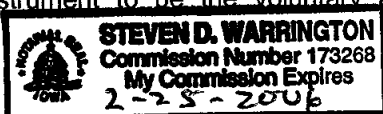
By [Signature]
Ernest E. Kephart, President Title

By [Signature]
Joan Kephart, Secretary Title

STATE OF IOWA MADISON COUNTY, ss:
On this 19th day of July, 2003 before me, the undersigned, a Notary

Public in and for said State, personally appeared Ernest E. Kephart
and Joan Kephart to me personally known, who being by me
duly sworn, did say that they are the President
and Secretary respectively, of said corporation;

that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation that said instrument was signed (~~and sealed~~) on behalf of said corporation by authority of its Board of Directors; and that the said Ernest E. Kephart and Joan Kephart as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



[Signature]
Notary Public

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