

REAL ESTATE TRANSFER  
TAX PAID 49  
STAMP #  
472.80  
Michelle Utsler  
RECORDER  
6-30-03 Madison  
DATE COUNTY

REC \$ 10<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3840  
BOOK 2003 PAGE 3840  
2003 JUN 30 PM 3: 52  
MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Return to:  
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

✓ Mail tax statements to:  
Arrowhead Development, L.L.C., 475 South 50<sup>th</sup> St., Suite 100, West Des Moines, IA 50265 File #14305009

\$ 296,000.<sup>00</sup>

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dorothy Smith, a single person**, does hereby convey unto **Arrowhead Development, L.L.C.**, the following-described real estate in **Madison** County, Iowa:

**See Attached Exhibit "A"**

### 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 )  
) SS:  
COUNTY OF Madison )

Dated: 6/27/03

On this 27 day of June, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Dorothy Smith, a single person**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Dorothy Smith  
Dorothy Smith

Debra L. Helmers  
Notary Public in and for the said State



EXHIBIT "A"

The North Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a tract of land in the Northwest Quarter (NW1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the North Quarter Corner of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 389.34 feet along the North line of said Section Seventeen (17); thence South 07°28'27" West 699.82 feet; thence North 87°31'03" West 379.97 feet to the West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Seventeen (17); thence along said West line, North 06°50'38" East 682.27 feet to the Point of Beginning. Said tract of land contains 6.068 acres including 0.804 Acres of County Road Right of Way,