

4553

FILED NO. \_\_\_\_\_  
BOOK 2003 PAGE 4553  
2003 AUG -1 PM 12:13

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

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Charles P. Augustine, 531 Commercial Street, Ste 700, Waterloo, (319) 232-3304  
Individual's Name Street Address City Phone

Charles P. Augustine ISBA # BLO00015141 ITES # 021191

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Jerry Dubois, 6th & Elm St, West Des Moines, IA 50265  
\$58,000.00/yr

### SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Bank One, National Association, as Trustee does hereby Convey to ~~Brett R. Andreasen and Faith Andreasen~~ Brett R. Andreasen and Faith Andreasen, 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: \*Jerry Dubois and Julie LeAnne Dubois

See attached Exhibit A.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated.

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: 4/10/03

Bank One, National Association, as Trustee

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 92.00  
Michelle Utsler  
RECORDER  
8-1-03 Madison  
DATE COUNTY

By: [Signature]  
Gregg M. Buckley as SR. VP  
of Bank One, National Association, as Trustee

→ STATE OF California, San Diego COUNTY, ss:  
→ This instrument was acknowledged before me on this 10 day of April, 2003, by  
→ Gregg M. Buckley as SR. VP of Bank One,  
National Association, as Trustee.

MICHELLE MOREY  
COM. # 1281216  
NOTARY PUBLIC-CALIFORNIA  
SAN DIEGO COUNTY  
COMM. EXP. OCT. 21, 2004

→ [Signature], Notary Public

Exhibit "A"

A parcel of land described as commencing at the Northeast Corner of the Northeast Quarter (1/4) Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which is also the point of beginning; thence South 0°00' 768.2 feet along the East line of said Section Twenty-six (26); thence North 22°06' West 59.4 feet along the centerline of a County Road; thence North 32°14' West 203.7 feet; thence North 41°42' West 236.9 feet; thence North 57°22' West 322.0 feet; thence North 74°42' West 469.3 feet; thence North 62°48' West 106.8 feet to the North line of said Section Twenty-six (26); thence North 89°05' East 1107.6 feet to the point of beginning. Said parcel contains 6.5083 Acres including 1.0129 Acres of County Road Right-of-Way and is situated within the Northeast Quarter (1/4) Northeast Quarter (1/4) of Section Twenty-six (26, Township Seventy-six (76) North, Range Twenty-seven (27). The East line of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) is assumed to bear due North and South,