

REAL ESTATE TRANSFER  
TAX PAID 31  
STAMP #  
\$ 231.20  
Michelle Utaler  
RECORDER  
8/22/03 Madison  
DATE COUNTY

FILED NO: 5028  
BOOK 2003 PAGE 5028  
2003 AUG 22 PM 3:44

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

COMPUTER   
RECORDED   
COMPARED

HICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Gary A. Norton 317 Sixth Ave, Suite 1200 Des Moines, IA 515-246-5543  
Individual's Name Street Address City Phone

Gary A. Norton ISBA # PK0008259

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Justin Porter, 301 N. 15<sup>th</sup> Ave., Winterset, IA 50273

\$ 145,000.00

**SPECIAL WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Commercial Federal Bank ("Grantor") does hereby Convey to Wade Porter ("Grantee") the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southeast Corner of Section twenty-five (25), township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 304.95 feet along the east section line to Point of Beginning; thence West 500 feet; thence North 486.5 feet; thence East 500 feet to the east section line; thence South 486.5 feet to the Point of Beginning, Except public road right-of Way.

The Real Estate or its address is commonly known as 1318 N. John Wayne Drive, Winterset, Madison County, Iowa 50273.

Grantor does Hereby Covenant with Grantees and successors in interest that Grantor holds the above-described real estate by title in fee simple and that it has good and lawful authority to sell and convey the same, subject to liens and encumbrances suffered or permitted by the Grantee, taxes and assessments payable by the Grantee, applicable zoning regulations and easements of record for public utilities and established roads and highways.

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. This deed is granted in full satisfaction of that certain real estate contract between the Grantor and the Grantee dated April 25, 2003.

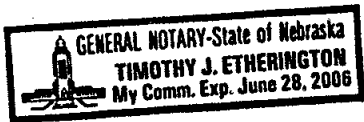
Dated: July 31, 2003  Commercial Federal Bank, Grantor  
Ronald P. Cheffer, First Vice-president

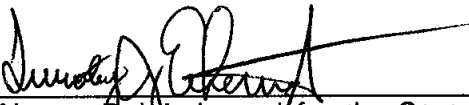
STATE OF NEBRASKA, DOUGLAS COUNTY, ss:

On this 31 day of JULY, 2003, before me, the undersigned, a Notary Public in and for said county, personally appeared Ronald P. Cheffer, to me personally known, who being by me duly sworn or affirmed did say that he is First Vice-president of Commercial Federal Bank a banking corporation organized

VQOW

and existing under the laws of the United States of America; that no seal has been adopted for said corporation, and that said instrument was signed on behalf of said Commercial Federal Bank and that said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said individual, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



  
Notary Public in and for the State of Nebraska