

REAL ESTATE TRANSFER
TAX PAID 43
STAMP #
\$ 551.20
Micki Utsler
RECORDER
8-28-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 5165
BOOK 2003 PAGE 5165
2003 AUG 28 PM 3:25

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(cam) PH # (515) 453-4214

Mail tax statements to:
Paula and Dennis Hedlund, 2180 River School Rd, Winterset, IA 50273

File #6306081

\$344,900.00 xx

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Myron L. Timmer and Sharon L. Timmer, husband and wife**, do hereby convey unto **Paula Hedlund and Dennis Hedlund, wife and husband**, 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 real estate in Madison County, Iowa, to wit: Commencing 859 feet South, 89°18' East, of the Northwest corner of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest 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 South 0°40' West, 825.50 feet, thence South 69°57' East, 517.50 feet, thence North 82°06' East, 663.0 feet, thence North, 62°48' East, 359.50 feet, thence North 88°47' East, 376 feet to the center line of the present highway, thence North 20°13' East, along the center line of said highway approximately 748 feet to a point on the North line of the South Half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), thence along said line in a Westerly direction 2105 feet to the point of beginning, and containing 38.51 acres, more or less.

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)

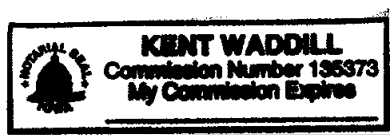
Dated: 8-25-03

On this 25th day of August, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared **Myron L. Timmer and Sharon L. Timmer, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Myron L. Timmer
Myron L. Timmer

Sharon L. Timmer
Sharon L. Timmer

Kent Waddill
Notary Public in and for said State



V F & M