

**REAL ESTATE TRANSFER
TAX PAID** 64

STAMP #

\$ 29.60

Michelle Utzler

RECORDER

9-30-03 Madison

DATE COUNTY

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

COMPUTER
 RECORDED
 COMPARED

5858
 FILED NO. _____
 BOOK 2003 PAGE 5858
 (PAGE 5858)
 2003 SEP 30 PM 2:59
 (2:59 PM)
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information Brett I. Anderson, 3030 Ingersoll, Des Moines, IA 50312, (515) 255-4666
 Individual's Name Street Address City Phone

Address Tax Statement : Grass, 150 E. Perry St., Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



\$ 19,000.00 XX

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One
 Dollar(s) and other valuable consideration,
 JRB Investments, Inc.

a corporation organized and existing under the laws of
 the State of Iowa

does hereby Convey to
Trevor Grass and Jill Grass, 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:

That part of the Parcel A recorded in Town Plat Book 2, Page 239, Madison County Recorder's Office, Madison County, Iowa, located in the Northeast Quarter of Section 16, Township 74 North, Range 26 West of the Fifth Principal Meridian, City of Truro, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 16;
 thence on an assumed bearing of South 00 degrees 00 minutes 22 seconds East along the east line of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 16 a distance of 656.54 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter;
 thence South 86 degrees 30 minutes 50 seconds West along the south line of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter 538.75 feet to the southwest corner of Kale's Addition to the City of Truro, Iowa and the southeast corner of said Parcel A;
 thence North 00 degrees 00 minutes 22 seconds West along the east line of said Parcel A a distance of 61.14 feet to the north line of Turner Street and the point of beginning;
 thence South 86 degrees 25 minutes 18 seconds West along said north line 181.03 feet;
 thence northwesterly 24.50 feet along a tangential curve concave to the northeast and having a radius of 15.00 feet, a central angle of 93 degrees 34 minutes 20 seconds and a chord 21.86 feet in length bearing of North 46 degrees 47 minutes 32 seconds West;
 thence North 00 degrees 00 minutes 22 seconds West 78.03 feet;
 thence North 86 degrees 25 minutes 18 seconds East 197.00 feet to the east line of said Parcel A;
 thence South 00 degrees 00 minutes 22 seconds East along said east line 94.00 feet to the point of beginning.
 Said tract contains 0.42 acres.

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.

Dated: 9/22/03 By JRB Investments, Inc.
a(n) Iowa corporation Title

By _____ Title

STATE OF IOWA POLK COUNTY, ss:

On this 22nd day of September, 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Brett I. Anderson

and _____ 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 Brett I. Anderson and

_____ 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.



Lisa Stephens
 Notary Public