

REAL ESTATE TRANSFER
TAX PAID 21
STAMP #
23.20
Michelle Utzler
RECORDER
10-9-03 Madison
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 5⁰⁰

COMPUTER
RECORDED
COMPARED

FILED NO. **6103**
BOOK 2003 PAGE 6103
2003 OCT -9 PM 4:03
(4:03 PM)
MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information /Return to: Jason R.S. Cassady, PO Box 278, Norwalk, IA 50211, (515) 981-5401

Individual's Name Street Address City Phone

Address Tax Statement : Robert and Jill Bowman, 803 E. Washington, Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten
Dollar(s) and other valuable consideration,
Gloria Purdy and Gary Purdy
(Trustee) (Co-Trustees) of Purdy Family Trust, dated June 6, 1994,

does hereby convey to
Robert A. Bowman and Jill M. Bowman, 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:

Parcel "A" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 144 on October 14, 1997, in the Office of the Recorder of Madison County, Iowa

AND

Parcel "C" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), and in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty (30), except that part of Parcel "A" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-one (31), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2003, Page 3779 on June 27, 2003, in the Office of the Recorder of Madison County, Iowa

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 7th day of October, 2003.

By: Co-trustee (title)

Gloria Purdy
Gloria Purdy

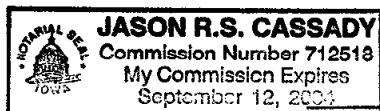
By: _____ (title)

Gary Purdy
Gary Purdy
As (Trustee) (Co-Trustee) of the above-entitled trust

As (Trustee) (Co-Trustee) of the above-entitled trust

STATE OF IOWA, COUNTY OF WARREN

This instrument was acknowledged before me on October 3, 2003, by Gary Purdy as [Trustee] [Co-Trustee] of the above-entitled trust.

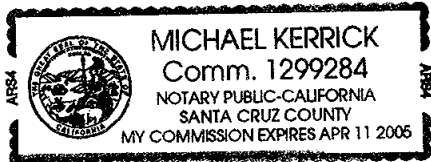


[Signature], Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

STATE OF California , COUNTY OF Santa Cruz

This instrument was acknowledged before me on 10/7, 03, by
Gloria Purdy _____ as [Trustee] [Co-Trustee] of
the above-entitled trust.



Michael Kerrick

_____, Notary Public in and for said State

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ , COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by
_____ and _____ as _____ and
_____ of _____, [Trustee] [Co-Trustee]
of the above-entitled trust. Said person(s) acknowledge(s) that the corporation has no seal/ has a seal
which is affixed hereto.

_____, Notary Public in and for said State