

THE IOWA STATE BAR ASSOCIATION Official Form No. 101		James W. Ries ISBA # 18342	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER	
<div>REAL ESTATE TRANSFER TAX PAID 9 STAMP # 20 \$ 275 Michelle Utsler RECORDER 11-5-03 Madison DATE COUNTY</div>		REC \$ 5.00 AUD \$ 10.00 R.M.F. \$ 1.00 5.00	FILED NO. 6670 BOOK 2003 PAGE 6670 2003 NOV -5 AM 11:04 (11:04 AM) MICKI UTSLER RECORDER MADISON COUNTY, IOWA	
Preparer Information James W. Ries, Howe & Olesen., P.O. Box 86, Greenfield, IA 50849, (641) 743-6128		Individual's Name Street Address City Phone		



Address Tax Statement: 1215 State Hwy 92, Winterset Iowa, 50273-8421
GREGORY & DEBRA MCDONALD

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of 172,500.00
Dollar(s) and other valuable consideration,
EARL P. BINNS, a single person

do hereby Convey to
GREGORY A. MCDONALD and DEBRA K. MCDONALD, husband and wife as joint tenants with full right of
survivorship and not as tanants in common.

the following described real estate in Madison County, Iowa:

Parcel "C" a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5) and part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at an iron pin at the Northeast Corner of the SW1/4 of Section 4; thence N 89°36'05" W. a distance of 1869.43' to the present Centerline of Highway 92; thence S30°00'51" W. along said Centerline, a distance of 526.01' to the Point of Beginning; thence S30°07'17" W. along said Centerline, a distance of 720.99', thence S32°12'38" W. along said Centerline, a distance of 83.36', thence with a curve turning to the right with an arch length of 216.23', with a raduis of 2292.00', with a chord bearing of S35°50'30" W. with a chord length of 216.15', thence S89°30'47" W. a distance of 345.21'; thence N00°29'13" W. a distance of 872.35'; thence N90°00'00" E. a distance of 885.43'; to the Point of Beginning. Containing 12.53 acres of land including 2.59 acres of county road right of way.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 relinquishes 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

Dated: October 13, 2003

ADAIR COUNTY,

ss:

On this 13 day of October 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared EARL P. BINNS a single person

Earl P. Binns
EARL P. BINNS (Grantor)

(Grantor)

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.

(Grantor)

Lynette R. Olson
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)



LYNETTE R. OLSON
COMMISSION # 132674
MY COMMISSION EXPIRES
7-18-05