

REAL ESTATE TRANSFER
TAX PAID 7
STAMP # 20
\$ 611
Michelle Utler
RECORDER
1-16-04 Madison
DATE COUNTY

REC # 5.00
A.U.F. \$ 5.00
R.M.F. \$ 5.00

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COMPUTER
RECORDED
COMPARED

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Return to Re/Max Real Estate Group, 6600 University, Des Moines, IA 50311
Preparer Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50311-1541, (515) 271-7766
Individual's Name Street Address City Phone

Tax Statement to: Timothy W Mickle & Deborah R Goldoni, 1592 North River Trail, Winterset Iowa
WARRANTY DEED

382,500.00

For the consideration of One & 00/100 Dollar and other valuable consideration, Ray Don Willis and Ellen R Willis, husband and wife, do hereby convey to Timothy W Mickle, a single person and Deborah R Goldoni, a single person, as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" of the Southeast one-quarter (SE 1/4) of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of the Southwest one-quarter (SW 1/4) of the SE 1/4 of said Section 32; thence S89°40'56"E, along the North line of the SW 1/4 of the SE 1/4 of said Section 32, a distance of 660.80 feet; thence S0°44'48"W, 1318.45 feet to the South line of the SE 1/4 of said Section 32; thence N89°39'43"W, along said line, a distance of 236.19 feet to the centerline the county roadway, also known as North River Trail; thence N41°53'13"W, along said road centerline, a distance of 478.10 feet; thence Northwesterly along a curve, concave Northeasterly, having a central angle of 42°36'39", an arc distance of 238.24 feet; thence N0°43'28"E, 87.61 feet; thence N89°40'18"W, 13.83 feet to the West line of the SW 1/4 of the SE 1/4 of said Section 32; thence N0°33'03"E, along said line, a distance of 659.10 feet to the Point of Beginning, containing 17.601 acres, more or less, and subject to an easement for public road purposes containing 1.262 acres, more or less, and subject to any other easements or restrictions of record.



Property Address: 1592 N River Trail, Winterset, Iowa 50273

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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 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.

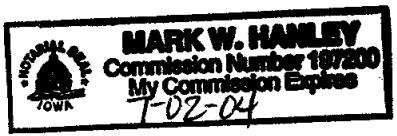
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-29-03

Ray Don Willis
Ray Don Willis (Grantor)
Ellen R Willis
Ellen R Willis (Grantor)

STATE OF IOWA, Polk COUNTY, ss:

On this 29th day of DECEMBER, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Ray Don Willis and Ellen R Willis, 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.



Mark W. Hanley
Notary Public