

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAXATION  
THIS 18th DAY OF July, 2006  
[Signature]  
DEPUTY AUDITOR

COMPUTER   
RECORDED  X  
COMPARED

ISBA 164.900

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006 Zorica Ilic ISBA # 15750 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Rc/Max Action Realty, 1111 E. Army Post Road, Suite 147, Des Moines, Iowa 50315  
Preparer Information: Zorica Ilic, 108 Third Street Suite 322, Des Moines, IA 50309, Phone: (515) 244-5575  
Address Tax Statement: Leah Capps, 3203 220th Street, St. Charles, Iowa 50240



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Christopher E. Sprague and Denise Louise Hatfield-Sprague, husband and wife

do hereby Convey to  
Leah Capps, a single person

the following described real estate in Madison County, Iowa:  
See 1 in Addendum

*This deed is in fulfillment of Contract filed in Book 2005 Page 466*

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.

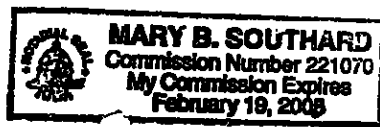
Dated: July 6 2006  
Christopher E. Sprague (Grantor) Denise Louise Hatfield-Sprague (Grantor)  
Christopher E. Sprague Denise Louise Hatfield-Sprague  
(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on 7-6-2006, by Christopher E. Sprague and Denise Louise Hatfield-Sprague, husband and wife

MARY B. SOUTHARD Comm. My Comm. Mary B. Southard Notary Public  
[Signature]

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



## Addendum

### Addendum 1

A tract of land commencing 55 feet North of a point on the Southerly line of Section Thirty-four (34) 512 feet Westerly of the Southeast corner of said section, thence North 21 degrees 27 minutes West, 170 feet, thence South 84 degrees 27 minutes West, 256 feet, thence South, 21 degrees 27 minutes East, 170 feet, thence North, 84 degrees 27 minutes East, 256 feet to the point of beginning, in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

and

Parcel B described as: A parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of Section 34, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said section 34, thence South 85 degrees 04 minutes 56 seconds West, 626.25 feet to the point of beginning. Thence Continuing South 85 degrees 04 minutes 56 seconds West, 651.73 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence along the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), North 01 degree 36 minutes 52 seconds West, 458.34 feet, thence North 85 degrees 04 minutes 56 seconds East, 465.56 feet; thence South 23 degrees 59 minutes 15 seconds East, 250.00 feet; thence South 84 degrees 23 minutes 30 seconds West 246.00 feet; thence South 22 degrees 00 minutes 30 seconds East, 170.00 feet; thence North 84 degrees 23 minutes 30 seconds East, 256.00 feet; thence South 22 degrees 00 minutes 30 seconds East, 61.65 feet to the point of beginning. Said parcel of land contains 4.931 Acres, Madison County, Iowa.