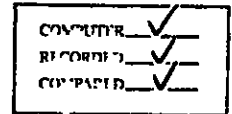


ENTERED FOR TAXATION  
THIS 15 DAY OF June 2006  
Michelle Utsler  
AUDITOR  
Michelle Utsler  
DEPUTY AUDITOR

Document 2006 2393

Book 2006 Page 2393 Type 03 001 Pages 2  
Date 6/12/2006 Time 11:27 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$464.80  
Rev Stamp# 261

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA



\$290,189.82

SPECIAL WARRANTY DEED

Preparer Information:

Robert J. Douglas, Jr., Davis, Brown Law Firm, 4201 Westown Parkway, Suite 300, West Des Moines, Iowa 50266, (515)-288-2500

✓ Return Document to: Amanda Magruder, 1671 Highway 169, Winterset, Iowa 50273

Name of Taxpayer: Amanda Magruder  
Address of Taxpayer: 1671 Highway 169, Winterset, Iowa 50273

Name of Grantor: Alan W. Magruder and Helene B. Magruder  
Address of Grantor: 16545 Illinois Street, Indianola, Iowa 50125

Name of Grantee: Amanda Magruder  
Address of Grantee: 1671 Highway 169, Winterset, Iowa 50273

Legal Description: See page 2 of Deed

**SPECIAL WARRANTY DEED**

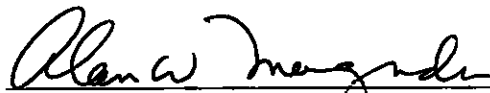
For the consideration of Ten Dollar(s) and other valuable consideration, Alan W. Magruder and Helene B. Magruder, husband and wife do hereby Convey to Amanda Magruder f/k/a Amanda Magruder Bunning the following described real estate in Madison County, Iowa:


Parcel "D", located in the SE 1/4 of Section 1, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa and in the SW 1/4 of Section 6, Township 76 North, Range 27 West of the 5th P.M., all in Madison County, Iowa as shown in Plat of Survey filed in Book 3, Page 505 on October 29, 1999 in the Office of the Recorder of Madison County, Iowa along with the easement for access to the well as described in the Contract filed in Deed Record 142, Page 140, excluding Parcel E of Parcel D as shown in the Plat of Survey filed in Book 2002, Page 5913 and Parcel F of Parcel D. (Parcel E and Parcel F have previously been deeded in partial fulfillment of the contract).

This deed is given in fulfillment of a real estate contract filed October 27, 2000 in Book 143, Page 194 of the Madison County Recorder's Office and the general warranties of title given below are through the date of Contract and special warranties of title only as to actions of the Grantor are given from the date of the Contract. The Grantor 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.

Transfer tax on total contract price: \$524.00, less previously paid transfer tax of \$45.60 in a deed filed in Book 2003, Page 3149 and \$13.60 in a deed filed in Book 2003, Page 5630, so a balance of \$464.80 is paid herewith.

Dated: June 8, 2006

  
Alan W. Magruder

  
Helene B. Magruder

STATE OF IOWA, MADISON COUNTY, ss:

On this 8<sup>th</sup> day of June, 2006, before me a notary public, personally appeared Alan W. Magruder and Helene B. Magruder to me personally known, and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



  
Notary Public in and for the State of Iowa