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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$263.20
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LISA SMITH, COUNTY RECORDER
MADISON IOWA

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Official Form No. 101 January 2006
Jason Springer ISBA # 17675
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jason Springer, 3115 Douglas Ave, Des Moines, IA 50310, Phone: (515) 255-4500

Preparer Information: Jason Springer, 3115 Douglas Ave, Des Moines, IA 50310, Phone: (515) 255-4500

Address Tax Statement: Kimberly Van Pelt, 1003 N 4th Ave. Winterset, Ia. 50273



665,000

WARRANTY DEED

For the consideration of one 665,000 Dollar(s) and other valuable consideration,
Jason Beebe and Dana Beebe, husband and wife,

do hereby convey to
Kimberly Van Pelt

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

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.

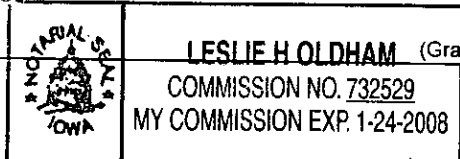
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 20th 2006

[Signature]
Jason Beebe (Grantor)

[Signature]
Dana Beebe (Grantor)

STATE OF IA COUNTY OF Polk



This instrument was acknowledged before me on December 20, 2006 by Jason Beebe and Dana Beebe, husband and wife.

[Signature]
Notary Public

Addendum

1. A parcel of land described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 666.96 feet along the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) which is also the centerline of 4th Avenue, thence South 89degrees40'54" East 20 feet to the East line of said 4th Avenue which is the Point of Beginning, thence continuing South 89degrees40'54" East 145 feet, thence North 135 feet, thence North 89degrees40'54" West 145 feet, thence South 135 feet to the Point of beginning, containing 0.4494 Acres,
AND
Parcel "Y", which is a portion of Lot Ten (10), Circle Heights, Plat No. 3, Phase 1, an Addition to the City of Winterset, Madison County, Iowa, containing 0.084 acres, as shown in Plat of Survey filed in Book 2, Page 417 on September 21, 1999 in the Office of the Recorder of Madison County, Iowa.



Subject to all easements, covenants and restrictions of record.