

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Michael L. Hankinson and Nancy L. Hankinson, 1659 US Hwy 169, Winterset, IA 50273

#195,000.00



WARRANTY DEED - JOINT TENANCY

For the consideration of 195,000.00 Dollar(s) and other valuable consideration,
James P. Ziller, a Single Person, and Aimee M. Ziller, a Single Person

do hereby
Convey to Michael J. Hankinson and Nancy L. Hankinson

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, 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: 6-28-07

James P. Ziller
James P. Ziller

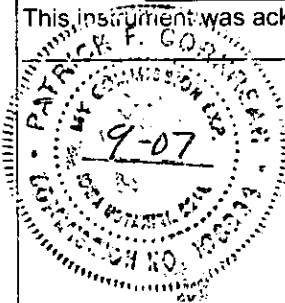
(Grantor)

Aimee M. Ziller
Aimee M. Ziller

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 6-28-07, by James P. Ziller



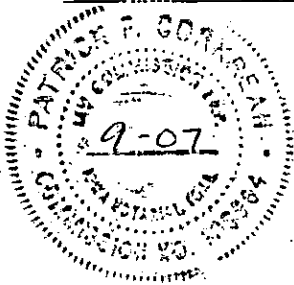
Patrick F. Cooney
Notary Public

Acknowledgments for Individuals

STATE OF Texas, COUNTY OF Muskegon

This instrument was acknowledged before me on 6/28/07, by Aimee M. Ziller

[Signature]
[Signature]
Notary Public



Acknowledgments for Corporation or Other Entity

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Notary Public

Addendum

1. Parcel "F", a part of Parcel "D", located in the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 19.174 acres, as shown in Plat of Survey filed in Book 2002, Page 5960 on December 6, 2002, in the Office of the Recorder of Madison County, Iowa

PUBLIC UTILITY AND ACCESS EASEMENT

A public utility and access easement described as beginning at the Northeast Corner of Parcel "F" in the Southeast Quarter of Section 1, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North $82^{\circ}04'36''$ East 226.82 feet to a point on the West right-of-way line of U.S. Highway No. 169; thence South $18^{\circ}13'18''$ East 30.07 feet along said West right-of-way line; thence South $82^{\circ}04'36''$ West 237.15 feet to a corner of said Parcel "F"; thence North $01^{\circ}34'54''$ East 30.00 feet to the Point of Beginning.

