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Official Form No. 103 - May 2006

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

Return To: Matthew D. Floden and Holli M. Floden, 721 E Court Ave., Winterset, IA 50273

Preparer: Mark L. Smith, PO BOX 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Matthew D. Floden and Holli M. Floden, 721 E Court Ave., Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of Nineteen thousand Dollar(s) and other valuable consideration,
Donald R. Hixson and Kimberly A. Hixson, Husband and Wife

do hereby
Convey to Matthew D. Floden and Holli M. Floden

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The South Half (1/2) of Lot Seven (7), EXCEPT the East Four (4) feet thereof in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa

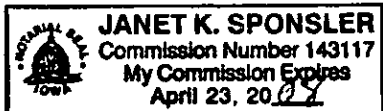
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Donald R. Hixson
Donald R. Hixson (Grantor)

Dated: 7-19-2007
Kimberly A. Hixson
Kimberly A. Hixson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 7-19-07, by Donald R. Hixson and Kimberly A. Hixson, Husband and Wife

**JANET K. SPENSLER**
Commission Number 143117
My Commission Expires
April 23, 2008

Janet K. Spensler
Notary Public