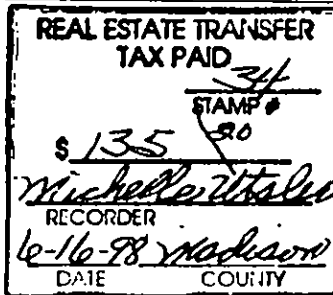


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

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



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REC \$ 50
AUD \$ 50
R.M.F. \$ 100

FILED NO: 5285
BOOK 139 PAGE 216
98 JUN 16 PM 2:29
MICHELLE UTZLER
RECORDER
MADISON COUNTY IOWA

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

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of EIGHTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
GILMAN W. CONANT, JR. and PEACE J. CONANT, Husband and Wife,

do hereby Convey to
DAN JOHNSON and MARY DRAKE,

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

Commencing at the Southeast corner of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 0 degrees 00' 61.0 feet to the centerline of a county road; thence South 89 degrees 28' West 899.0 feet along the centerline of the county road to point of beginning; thence North 0 degrees 45' East 130.0 feet; thence South 89 degrees 29' West 32.0 feet; thence North 0 degrees 45' East 44.0 feet; thence North 89 degrees 28' East 32.0 feet; thence North 0 degrees 45' East 92.0 feet; thence North 89 degrees 47' East 89.0 feet; thence North 0 degrees 00' 211.0 feet; thence South 89 degrees 50' West 327.1 feet; thence South 0 degrees 43' West 479.0 feet to the centerline of a county road; thence North 89 degrees 28' East 240.0 feet to the point of beginning containing 3.030 Acres including 0.193 Acres of county road right of way. NOTE: The east line of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township 76 North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, is assumed to bear due north and south.



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.

STATE OF Iowa
COUNTY, Madison
Dated this 10 day of June
1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Gilman W. Conant, Jr. and Peace J. Conant

Dated: 6-10-98
x Gilman W. Conant, Jr. (Grantor)
x Peace J. Conant (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Robert F. Cochrane
Robert F. Cochrane
Notary Public

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

(Grantor)

(Grantor)