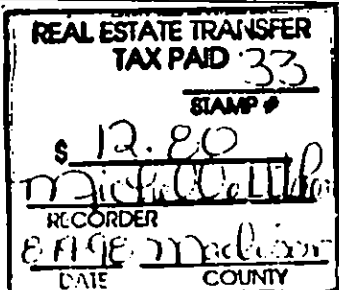


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

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



FILED NO. **870**
BOOK **139** PAGE **458**
98 AUG 19 PM 12:14
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED
PAGES 5
VOLS 5
BOOKS 1

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 EIGHT THOUSAND THREE HUNDRED
Dollar(s) and other valuable consideration,
LARRY H. UTSLER and MICHELLE J. UTSLER, Husband and Wife,

do hereby Convey to
STEPHANIE CARTER and CHAD CARTER,

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

Parcel "C" in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the
Southwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison
County, Iowa, as shown by the Plat of Survey recorded in book 3, page 263 of the Recorder's office of
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.

STATE OF IOWA Dated: 8-18-98

MADISON COUNTY, SS: _____

On this 18th day of August, 1998, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Larry H. Utsler and Michelle J. Utsler

Larry H. Utsler (Grantor)

Michelle J. Utsler (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.

Jean H. Utsler (Grantor)

Notary Public (Grantor)

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