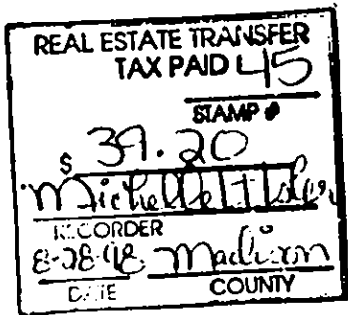


①



REC \$ 5⁰⁰
 AUD \$ 5⁰⁰
 H.M.F. \$ 1⁰⁰

FILED NO. **1008**
 BOOK 139 PAGE 499
 98 AUG 28 AM 10: 52
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

Preparer Information Robert J. Douglas, Jr., Davis Law Firm, 2500 Financial Center, 666 Walnut St., Des Moines, IA 50309 (515) 288-2500

25,000

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Daniel R. Hinch and Diana L. Hinch, husband and wife do hereby Convey to R. Dixon Appel and Elizabeth Y. Appel the following described real estate in Madison County, Iowa:

The East 95.00 feet of that part of the Northwest Quarter (NW1/4) of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the NW corner of Section 13, Township 77 North, Range 26 West of the 5th P.M.; thence S0 03'20" W along the West line of the NW 1/4 of said Section 13 for 60.44 feet to the south right-of-way line of County Road g-14; thence N 83 07'11" E along said south line for 380.00 feet to the Point of Beginning; thence continuing N 83 07'11" E along said south line for 190.00 feet; thence S 0 03'20" W for 1140.75 feet; thence S 83 07'11" W for 190.00 feet; thence N 0 03'20" E for 1140.75 feet to the Point of Beginning.

Subject to easements and covenants of record, if any.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that she has 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 grantor Covenants 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.

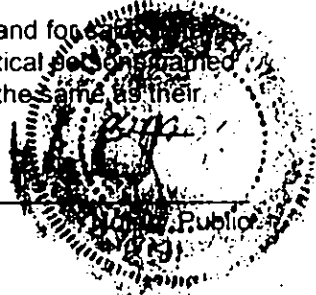
Dated: August 26, 1998

Daniel R. Hinch
 Daniel R. Hinch
Diana L. Hinch
 Diana L. Hinch

STATE OF IOWA, MADISON COUNTY, ss:

On this 26th day of August, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel R. Hinch and Diana L. Hinch, 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.

Rud
 7-26-98



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