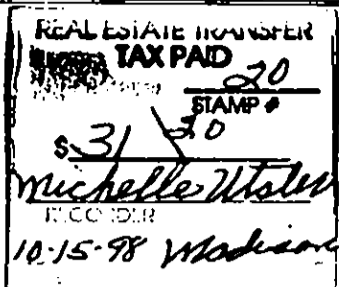


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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



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REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 1645
BOOK 139 PAGE 712
98 OCT 15 PM 3:06
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

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-THOUSAND
Dollar(s) and other valuable consideration,
TODD BROWN and LORI A. BROWN, Husband and Wife,

do hereby Convey to
KARL WELTER,

the following described real estate in Madison County, Iowa:

Parcel "C", located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°38'02" West along the North line of the Northwest Quarter of the Southwest Quarter of Section 16, 484.34 feet to the Point of Beginning; thence South 85°38'02" West along the North line of the Northwest Quarter of the Southwest Quarter of said Section 16, 631.51 feet; thence South 1°38'25" West along an existing fence line, 196.55 feet; thence South 47°38'25" East along an existing fence line 361.24 feet; thence South 37°16'56" East along an existing fence line, 337.89 feet; thence North 15°01'36" East, 434.35 feet; thence North 8°36'47" East, 341.14 feet to the point of beginning. Said parcel contains 6.414 Acres, including 0.469 acres of county road right-of-way

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 distributiv 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: 10-14-98

SS:

MADISON COUNTY,

On this 14 day of OCT,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Todd Brown and Lori A. Brown

Todd U. Brown
Todd Brown (Grantor)

Lori A. Brown
Lori A. Brown (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 D. Weeks
Notary Public

(Grantor)

(Grantor)

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

