

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

REAL ESTATE TRANSFER
TAX PAID
31
STAMP #
\$ 44.00
Michelle Utzler
RECORDER
11-24-98 Madison
COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 2147
BOOK 139 PAGE 804
98 NOV 24 AM 11:13

REC \$ 20.00
AUD \$ 5.00
R.M.F. \$ 1.00

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 TWENTY-EIGHT THOUSAND
Dollar(s) and other valuable consideration,
HARVEY E. FLORER and HILDRETH N. FLORER, Trustees of the Harvey E. Florer Trust and the Hildreth N. Florer
Trust dated February 13, 1992.

do hereby Convey to
STACY SOPER and KARLA J. SOPER, Husband and Wife,

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

SEE EXHIBIT "A" ATTACHED HERETO.

This Deed is given in satisfaction of a Real Estate Contract filed on October 10, 1997, in book 138,
page 106 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 _____ COUNTY, _____

Dated: November 17, 1998

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared

Harvey E. Florer (Grantor)

Hildreth N. Florer (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.

(Grantor)

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

(Grantor)



STATE OF IOWA , COUNTY OF MADISON , ss:

On this 17th day of November , 1998 , before me, the undersigned, a Notary Public in and for the said State, personally appeared Harvey E. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Gladis S. McFarland

_____, Notary Public in and for said State



Acknowledgment: For use in the case of an individual fiduciary

THE IOWA STATE BAR ASSOCIATION
Official Form No. 186

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
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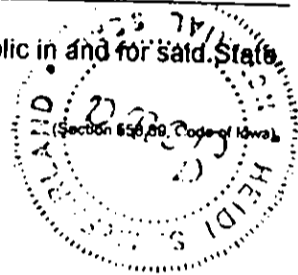


STATE OF IOWA , COUNTY OF MADISON , SS:

On this 17th day of November , 19 98 , before me, the undersigned, a Notary Public in and for the said State, personally appeared Hildreth N. Florer to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Heidi S. McLeod

_____, Notary Public in and for said State



Acknowledgment: For use in the case of an individual fiduciary

EXHIBIT "A"

Parcel "A", located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South $0^{\circ}04'59''$ East along the East line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-two (32), 619.60 feet; thence South $89^{\circ}47'45''$ West, 985.21 feet; thence North $0^{\circ}00'05''$ East, 619.60 feet to a point on the North line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-two (32); thence North $89^{\circ}47'45''$ East along the North line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-two (32), 984.30 feet to the Point of Beginning. Said Parcel contains 14.007 acres, including 1.517 acres of County Road right-of-way.

