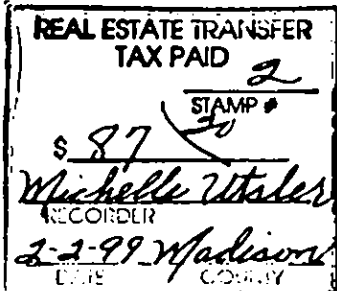


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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



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RECORDED
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FILED NO. **3136**
BOOK 141 PAGE 100
99 FEB -2 AM 9: 09
MICHELLE UTSLEI
RECORDER
MADISON COUNTY, IOWA

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

\$ 55,000

PREPARED BY BANKERS TRUST COMPANY 11111 UNIVERSITY AVENUE, CLIVE, IOWA 50325



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration, PHYLLIS J. NAGEL, A SINGLE PERSON

do hereby Convey to MARY JEAN BOUGHTON, A SINGLE PERSON

the following described real estate in MADISON County, Iowa:

LOT ONE (1) OF HOGUE SUBDIVISION; AN OFFICIAL PLAT OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWELVE (12), IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, SUBJECT TO EASEMENT FOR A PUBLIC ROAD ALONG THE EAST SIDE THEREOF

THIS DEED IS GIVEN IN FULFILLMENT OF A CONSTRUCT DATED JUNE 6, 1991, FILED JUNE 10, 1991 AND RECORDED IN DEED RECORDS BOOK 128 AT PAGE 790

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa
Warren COUNTY, SS:
On this 25 day of JANUARY,
1999, before me, the undersigned, a Notary Public
in and for said State, personally appeared
PHYLLIS J. NAGEL, A SINGLE PERSON
J. NAGEL

DATED: 1-25-99
X Phyllis J. Nagel
PHYLLIS J. NAGEL (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.

Luis L. Siddons
Notary Public

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

