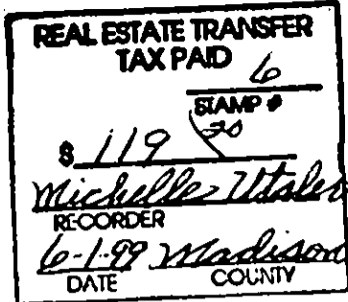


\$175,000<sup>00</sup>



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HEC \$ 10.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Prepared by: John J. Scieszinski, Esq., 637 41st Street, Des Moines, Iowa 50312

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration,

Kathy L. Huffer, f/k/a Kathy L. Putney, a married person,

does hereby convey unto

Jeffrey O. Fox and Diane L. Fox, 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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT 1

Grantor does hereby Covenant with grantees, 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 shown of record; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons.

Lloyd G. Huffer, Jr., husband of Grantor, hereby executes this Deed only for the purpose of relinquishing all rights of dower, homestead and distributive share in and to the real estate, and for no other purpose.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number as masculine or feminine gender, according to the context.

Dated this 19 day of May, 1999.

Kathy L. Huffer  
 Kathy L. Huffer  
 f/k/a Kathy L. Putney  
 S.S.# [REDACTED]  
 2753 280th Street  
 St. Charles, Iowa 50240  
 Grantor

Lloyd G. Huffer, Jr.  
 Lloyd G. Huffer, Jr.  
 S.S.# [REDACTED]  
 Grantor's Spouse

STATE OF IOWA  
 COUNTY OF Polk ss

On this 19 day of May, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kathy L. Huffer f/k/a Kathy L. Putney and Lloyd G. Huffer, Jr., wife and husband, 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.

[Signature]  
 Notary Public  
 11/20/2001

EXHIBIT "A"

Legal Description

A parcel of land, lying Northwest of the old Railroad Right-of-Way in the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: In a plat of a certain survey filed August 24, 1992, in Book 2 at Page 333 in the Madison County Recorder's Office set forth as follows: Beginning at the North Quarter Corner of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of said Section One (1), North  $90^{\circ}00'00''$  East, 1,383.19 feet to the Northwesternly Railroad Right-of-Way line; thence along said Right-of-Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly, having a central angle of  $04^{\circ}55'51''$  and a long chord bearing South  $44^{\circ}49'18''$  West 332.92 feet; thence South  $42^{\circ}21'22''$  West 1,712.85 feet along said Right-of-Way line to the West line of said Northeast Quarter (NE  $\frac{1}{4}$ ) of Section One (1); thence along said West line, North  $00^{\circ}12'34''$  East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right-of-Way.