

REAL ESTATE TRANSFER
TAX PAID 48
STAMP #
\$ 43.20
Michelle Utsher
RECORDER
4-28-99 Madison
DATE COUNTY

4395

BOOK 63 PAGE 105

99 APR 28 PM 2:58

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

COMPUTER MICHELLE UTSLER
RECORDED RECORDER
COMPARED MADISON COUNTY, IOWA

Preparer Information: JOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSSET, IOWA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED (Several Grantors)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE (\$27,375.00)
Dollar(s) and other valuable consideration,

WANDA JOHNSTON, a single person; JACQUELINE WICKETT and RICHARD WICKETT, wife and husband; and, JERRY BEARD and KARLA BEARD, husband and wife;

do hereby Convey to
SWEETWATER FARMS, L.L.C.,

the following described real estate in MADISON County, Iowa:

Lots Three (3) and Four (4) and the West Ten (10) Feet of Lot Two (2) in Block One (1) of Railroad Addition to the Town of Winterset, 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 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.

Dated: APRIL 14, 1999

Wanda Johnston
WANDA JOHNSTON (Grantor)

Karla Beard
KARLA BEARD (Grantor)

Jacqueline Wickett
JACQUELINE WICKETT (Grantor)

(Grantor)

Richard Wickett
RICHARD WICKETT (Grantor)

(Grantor)

Jerry Beard
JERRY BEARD (Grantor)

(Grantor)

STATE OF IOWA , MADISON COUNTY, ss:

On this 14th day of APRIL , 1999 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared **WANDA JOHNSTON**

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.

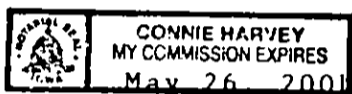


Connie Harvey
CONNIE HARVEY
Notary Public

STATE OF IOWA , MADISON COUNTY, ss:

On this 14th day of APRIL , 1999 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared **JACQUELINE WICKETT and RICHARD WICKETT**

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.

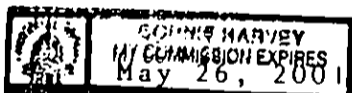


Connie Harvey
CONNIE HARVEY
Notary Public

STATE OF IOWA , MADISON COUNTY, ss:

On this 14th day of APRIL , 1999 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared **JERRY BEARD and KARLA BEARD**

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.



Connie Harvey
CONNIE HARVEY
Notary Public

J+M BK