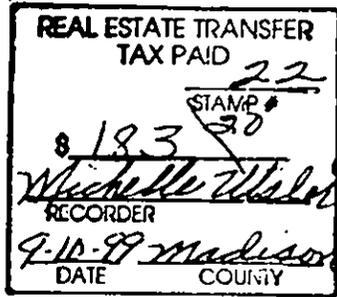


IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266



FILED NO. 001056
BOOK 63 PAGE 417
99 SEP 10 PM 2: 12

PREPARED BY: Lisa Allen MIDLAND ESCROW, 3501 WESTOWN PKWY, WEST DES MOINES, IOWA 50266

\$ 115,000

COMPUTER
RECORDED
COMPALED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, David M. Nicholl and Kathy D. Nicholl, Formally Known as Kathy D. Kline, husband and wife, hereby convey unto Rodney M. Simon and Jeri J. Simon, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

Lot 37 of Honor's Acres Second Addition to the Town of Winterset, Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 9-10, 1999.

David M. Nicholl
David M. Nicholl

Kathy D. Nicholl
Kathy D. Nicholl

STATE OF Iowa, Madison COUNTY, SS:

On this 10 day of Sept., A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared David M. Nicholl and Kathy D. Nicholl, Formerly Known as Kathy D. Kline, husband and wife, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

John S. Shaw
Notary Public in and for Said State

