

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 102

Jerrold B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER  
TAX PAID 52  
STAMP #  
\$ 434.40  
*Michelle Utzler*  
RECORDER  
9-28-99 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
PREPARED   
REC \$ 15.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

FILED NO 001331  
BOOK 141 PAGE 876  
99 SEP 29 AM 11:07  
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**  
(Several Grantors)

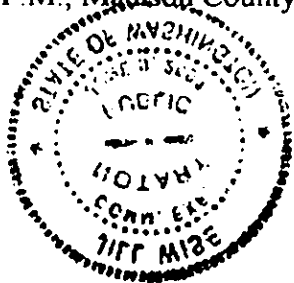
SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of TWO HUNDRED SEVENTY-TWO THOUSAND  
Dollar(s) and other valuable consideration,

WILLIAM D. SWAN, Trustee of the William D. Swan Ballard Land Revocable Trust, created under the Trust Agreement dated November 19, 1990, and WAYNE L. SWAN and NOREEN SWAN, Husband and Wife, and KELLY N. SWAN and PAIGE SWAN, Husband and Wife,  
do hereby Convey to  
JAMES E. GREGORY

the following described real estate in MADISON County, Iowa:  
The Southwest Quarter (1/4) and the South Twenty (20) acres of the South Half (1/2) of the Northwest Quarter (1/4) of Section Fourteen (14), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the South Three-fourths (3/4) of the East Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., and the East Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., 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.

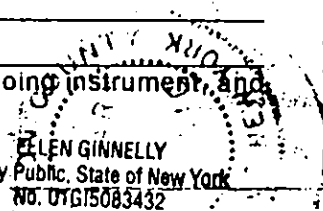
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Aug. 16, 1999  
William D. Swan Ballard Land Revocable Trust, dated November 19, 1990  
By William D. Swan Trustee (Grantor) Paige Swan (Grantor)  
Wayne L. Swan (Grantor) \_\_\_\_\_ (Grantor)  
Noreen Swan (Grantor) \_\_\_\_\_ (Grantor)  
Kelly N. Swan (Grantor) \_\_\_\_\_ (Grantor)

STATE OF New York Jefferson COUNTY, ss:  
On this 16th day of August, 19 99 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
Wayne L. Swan and Noreen Swan

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.

Eileen Ginnelly

  
EILEEN GINNELLY  
Notary Public, State of New York  
No. UTG15083432  
Qualified in Jefferson County  
Commission Expires Aug. 11, 01  
Notary Public

STATE OF Washington Benton COUNTY, ss:  
On this 21st day of August, 19 99 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
Kelly N. Swan and Paige Swan

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.

Jill Wise

Notary Public

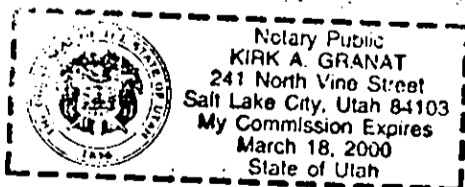


STATE OF UTAH SALT LAKE COUNTY, ss:  
On this 25 day of AUGUST, 19 99 before me, the undersigned, a  
Notary Public in and for said County and said State, personally appeared  
WILLIAM D. SWAN

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.

Kirk A Granat

Notary Public



THE IOWA STATE BAR ASSOCIATION  
Official Form No. 188

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
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STATE OF UTAH, COUNTY OF SALT LAKE, ss:

On this 25 day of AUG, 19 99, before me, the undersigned, a Notary Public in and for the said State, personally appeared William D. Swan 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.

*Kirk A Granat*



Notary Public  
KIRK A. GRANAT  
241 North Vine Street  
Salt Lake City, Utah 84103  
My Commission Expires  
March 18, 2000  
State of Utah

Notary Public in and for said State.

(Section 558 39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary