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FILED NO 3263  
BOOK 138 PAGE 644  
98 MAR 2 PH 2:36

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

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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY IOWA

PREPARED BY L HAYNES, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-5724

\* 52,000

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**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, **JOSEPH UTSLER AND ANN I. UTSLER A/K/A ANNE I. UTSLER, HUSBAND AND WIFE** hereby convey unto **WILLIAM W. BARNES AND M. KATHLEEN BARNES, 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

**THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5<sup>TH</sup> P.M., 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

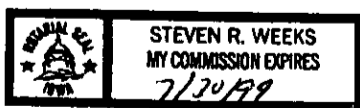
Dated 3-2, 1998, 1998

By [Signature]  
**JOSEPH UTSLER**

By Anne I. Utsler  
**ANNE I. UTSLER**

STATE OF IOWA )  
 )SS.  
COUNTY OF MADISON )

On this 2 day of March, A D 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **JOSEPH UTSLER AND ANN I. UTSLER A/K/A ANNE I. UTSLER, 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



[Signature]  
Notary Public in and for Said State