

ORIGINAL

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Lewis H. Jordan ISBA # 02714

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

REAL ESTATE TRANSFER
TAX PAID 8
STAMP #
\$ 55 20/xx
Michelle Utzler
RECORDER
3-4-98 Madison
DATE COUNTY

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. 3311
BOOK 138 PAGE 660
98 MAR -4 PM 4:07

Preparer Information Lewis H Jordan P O Box 230, Winterset, (515) 462-3731

Individual's Name

Street Address

City

MICHELLE UTZLER
RECORDER

MADISON COUNTY IOWA
SPACE ABOVE THIS LINE TOWA
FOR RECORDER



WARRANTY DEED

For the consideration of THIRTY-FIVE THOUSAND (\$35,000 00)--
Dollar(s) and other valuable consideration,
HARVEY E FLORER and HILDRETH N FLORER, Trustees of the Harvey E. Florer Trust and the Hildreth N Florer Trust dated February 13, 1992,

do hereby Convey to

GENEVA HAWTHORNE-HELM

the following described real estate in MADISON County, Iowa

Parcel "A" located in the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Seventy-seven (77) North Range Twenty-seven (27) West of the 5th P M, Madison County, Iowa, more particularly described as follows Beginning at the northeast corner of Section 33, Township 77 North Range 27 West of the 5th P M Madison County Iowa thence South 88 degrees 18'32" west along the north line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 33, 1218 71 feet to a point on the centerline of an existing County Road thence South 0 degrees 58'34" West along said road centerline, 130 41 feet, thence Southwesterly 499 73 feet along said road centerline which is a 865 15 foot radius curve concave northwesterly with a chord of south 17 degrees 17'25" West, 492 81 feet, thence South 33 degrees 50'49" West along said road centerline, 149 20 feet, thence North 88 degrees 18'32" East, 1450 61 feet to a point on the east line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 33, thence North 0 degrees 00'00" east along the east line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 33, 718 00 feet to the Point of Beginning Said Parcel contains 21 149 acres including 2 999 acres and county road right-of-way

This Deed is given in fulfillment of a Real Estate Contract dated July 1, 1997, and recorded on July 1, 1997, at Book 137, Page 661, in the office of the Madison County Recorder.

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

STATE OF _____, ss
_____ COUNTY,

Dated March 4, 1998

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared

Harvey E Florer
Harvey E Florer, Trustee (Grantor)

Hildreth N. Florer
Hildreth N Florer, Trustee (Grantor)

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

(Grantor)

Notary Public

(Grantor)

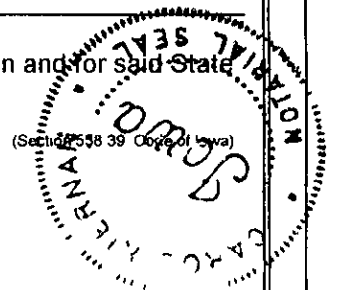
(This form of acknowledgment for individual grantor(s) only)



STATE OF IOWA, COUNTY OF MADISON, ss

On this 4 day of March, 1998, before me, the undersigned, a Notary Public in and for the said State, personally appeared Harvey E. Florer and Hildreth N. Florer 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

Carol Kiernan
Carol Kiernan, Notary Public in and for said State



Acknowledgment For use in the case of an individual fiduciary