

5550.00

REAL ESTATE TRANSFER
TAX PAID 12
STAMP #
\$ 10.40/xy
Michelle Uisler
RECORDER
4-1-98 Madison
DATE COUNTY

REC 5.00
AUDS 5.00
R.M.F.S. 1.00

FILED NO 3845

BOOK 138 PAGE 792

98 APR -7 PM 1:27

MICHELLE UISLER
RECORDER
MADISON COUNTY IOWA

COMPUTER
RECORDED
COMPARED

Prepared by: James E. McCarthy, 5400 University Ave., West Des Moines, IA 50266 - Phone (515) 225-5410

TRUSTEES' SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1 00) and other valuable consideration, THOMAS R GIBSON and ROSEMARY MACKENZIE GIBSON, as co-TRUSTEES of the ROSEMARY MACKENZIE GIBSON REVOCABLE TRUST dated May 24, 1995, do hereby convey to Michael R Carlson and Diana M Carlson, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa

Parcel "A" located in the Northwest Quarter of the Northeast Quarter (NW¼ of NE¼) of Section 22, Township 74 North, Range 29 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows

Commencing at the North Quarter (N¼) corner of Section 22, Township 74 North, Range 29 West of the 5th P M , Madison County, Iowa, thence, along the North line of the Northeast Quarter (NE¼) of said Section 22, North 90°00'00" East 552 98 feet to the Point of Beginning, thence, continuing along said North line, North 90°00'00" East 362 11 feet, thence South 04°41'29" West 362 10 feet, thence South 90°00'00" West 362 11 feet, thence North 04°41'29" East 362 10 feet to the Point of Beginning Said Parcel "A" contains 3 000 acres, including 0 225 acres of county road right of way, said parcel subject to easements and restrictions of record, if any

The Grantors, Thomas R Gibson and Rosemary Mackenzie Gibson, do Hereby Covenant with Grantees, Michael R Carlson and Diana M Carlson, and successors in interest, to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under the Grantors, except as may be above stated This Deed is given in satisfaction of the Real Estate Contract recorded in the office of the Madison County Recorder on December 12, 1995, Deed Record Book 135, Page 382

The Grantors further warrant to the Grantees all of the following that the Trust pursuant to which the transfer is made is duly executed and in existence, that the person creating the trust was under no disability or infirmity at the time the Trust was created, that the transfer by the Trustees to the Grantees is effective and rightful, and that the Trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer Words and phrases herein, including acknowledgment hereof shall be construed as in the singular or plural number, according to the context

Dated this 13 day of March, 1998

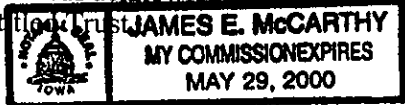
THE ROSEMARY MACKENZIE GIBSON REVOCABLE TRUST
Dated May 24, 1995

Thomas R Gibson
Thomas R Gibson, as Trustee of the above-entitled Trust

Rosemary Mackenzie Gibson
Rosemary Mackenzie Gibson, as Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF POLK ss

This instrument was acknowledged before me by Thomas R Gibson and Rosemary Mackenzie Gibson, as co-Trustees of the above-entitled Trust



James E. McCarthy
Notary Public, State of Iowa