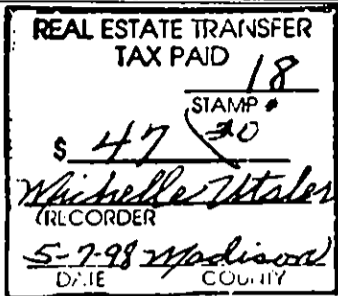


THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Anthony A. Longnecker ISBA #

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



COMPUTER   
RECORDED   
COMPARED

FILED NO. 4359

BOOK 139 PAGE 60

98 MAY -7 PM 1:49

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(515) 283-3100

Preparer Information

Anthony A. Longnecker,  
Individual's Name

700 Walnut, Suite 1600,  
Street Address

Des Moines, (515) 283-3100  
City Phone



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of \$10.00  
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, each trust having an undivided one-half interest.

do hereby Convey to  
Timothy E. McCart and Victoria L. McCart, husband and wife, as joint tenants with full rights of survivorship and not as  
tenants in common.

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

See Exhibit "A" attached hereto

This deed is given in satisfaction of the following real estate contracts: (a) that certain real estate contract recorded on November 21, 1997 in Book 138 at Page 228, and (b) that certain real estate contract recorded on April 7, 1998 in Book 138 at Page 795 both filed in the records 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 distributive 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.

Harvey E.. Florer Trust dated February 13, 1992

By: Harvey E. Florer  
Harvey E. Florer, Trustee

By: Hildreth N. Florer  
Hildreth N. Florer, Trustee

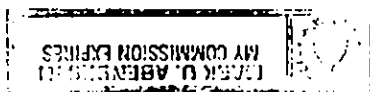
Hildreth N. Florer Trust dated February 13, 1992

By: Harvey E. Florer  
Harvey E. Florer, Trustee

By: Hildreth N. Florer  
Hildreth N. Florer, Trustee

STATE OF IOWA )  
COUNTY OF Polk ) ss.

On this 6 day of May, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harvey E. Florer and Hildreth N. Florer, Trustees of the Harvey E. Florer Trust dated February 13, 1992, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person as such fiduciary executed the same as the voluntary act and deed of such person and fiduciary.



Mark U. Abert  
Notary Public in and for the State of Iowa

STATE OF IOWA )  
COUNTY OF Polk ) ss.



On this 6 day of May, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harvey E. Florer and Hildreth N. Florer, Trustees of the Hildreth N. Florer Trust dated February 13, 1992, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person as such fiduciary executed the same as the voluntary act and deed of such person and fiduciary.



Mark U. Abert  
Notary Public in and for the State of Iowa

L:\AAL\MCCART.SIG



DKR - 5/4/98

EXHIBIT "A"

Parcel "B", located in the Northeast Quarter (1/4) of the Northeast Quarter (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: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), 110.04 feet to the Point of Beginning; thence North 0°00'00" East along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33); 490.57 feet; thence South 88°18'32" West, 889.00 feet; thence South 0°00'00" West, 490.68 feet; thence North 88°18'04" East, 889.00 feet to the Point of Beginning. Said Parcel contains 10.008 acres, including 0.675 acres of County Road right-of-way.

Parcel "D", located in the North Half of the Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the East line of the Northeast Quarter of the Northeast Quarter of said Section 33, 600.61 feet; thence South 88°18'32" West along the line between the previously surveyed Parcels "A" and "B", 889.00 feet to the Point of Beginning; thence South 0°00'00" West along the West line of said Parcel "B", 490.68 feet; thence South 88°18'06" West, 80.00 feet; thence North 0°00'00" East, 184.89 feet; thence South 88°18'32" West, 690.92 feet to a point on the centerline of an unpaved County Road; thence North 33°50'49" East along said Road centerline, 375.63 feet to the Southwest corner of said Parcel "A"; thence North 88°18'32" East along the South line of said Parcel "A", 561.61 feet to the Point of Beginning. Said Parcel contains 5.015 acres, including 0.280 acres of County Road right-of-way.

