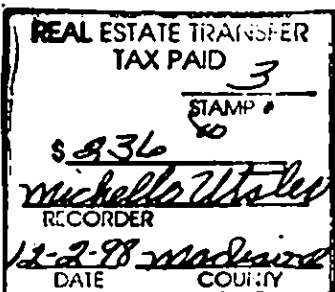


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

JOHN E. CASPER ISBA # 000000816

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



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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSSET, IOWA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 (\$148,000.00) -----
Dollar(s) and other valuable consideration,
ROBERT D. HENDRICKS and LEEANN HENDRICKS, husband and wife,

do hereby Convey to
CHRISTOPHER L. ADAMS and KATHLEEN H. ADAMS, 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:

Lot Two (2) in Block Seven (7) of West Addition to the Original Town of Winterset,
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 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.

STATE OF IOWA Dated: NOVEMBER, 1998

MADISON COUNTY, ss:

On this 24 day of NOVEMBER, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT D. HENDRICKS and LEEANN HENDRICKS

Robert D. Hendricks
ROBERT D. HENDRICKS (Grantor)

Leeann Hendricks
LEEANN HENDRICKS (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.



Robert D. Weeks
Notary Public

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

(Grantor)

(Grantor)