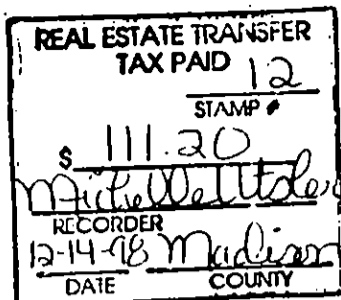


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, IA 50072
Individual's Name Street Address City

MICHELLE UTZLER
(515) 382-8867
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Sixty-nine Thousand Seven Hundred Fifty Dollar(s) and other valuable consideration,
MICHAEL L. McLAUGHLIN and KATHLEEN F. McLAUGHLIN, husband and wife,

do hereby Convey to
CARL R. CHRISTENSEN and SHARON K. CHRISTENSEN, 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:

A tract of land commencing 469.2 feet South and 289.08 feet West of the Northeast corner of the Southeast Quarter (1/4) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence West 110 feet, thence South 1 Chain and 90 links, thence East 110 feet, and thence North 1 Chain and 90 links to the point of beginning.

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: December 14, 1998

SS: MADISON COUNTY,

On this 14th day of December 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael L. McLaughlin and Kathleen F. McLaughlin
(Michael L. McLaughlin) (Grantor)
(Kathleen F. McLaughlin) (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)

(Samuel H. Braland) Notary Public (Grantor)

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