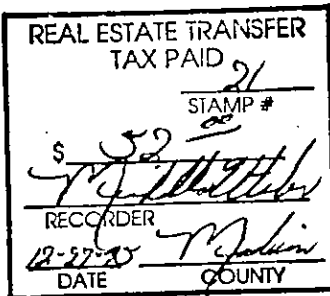


THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

REC \$ 10.00
AND \$ 5.00
R.M.F. \$ 6.00

COMPUTER
RECORDED
COMPARED



FILED NO. 1756

BOOK 60 PAGE 664

95 DEC 27 PH 3: 08

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-three thousand and no/100---- (\$33,000.00)
Dollar(s) and other valuable consideration,
Ethel P. Bates, a single person,

do hereby Convey to
Larry Kooker, Marcia Sutherland and Chad Sutherland,

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

Lot Four (4) in Block One (1) of West Addition to the City 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: Dec. 22, 1995
ss: Ethel P. Bates

Madison COUNTY,

On this day of December,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Gilbert Picken

By Gilbert Picken
Gilbert Picken, Attorney-in-Fact (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)

(Grantor)

Jordan B. Oliver

Notary Public

(Grantor)



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 22 day of December, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Gilbert Picken, to me known to be the person who executed the foregoing instrument in behalf of Ethel P. Bates and acknowledged that (he) ~~she~~ executed the same as the voluntary act and deed of said Gilbert Picken.

Jerrold B. Oliver
Jerrold B. Oliver, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney