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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

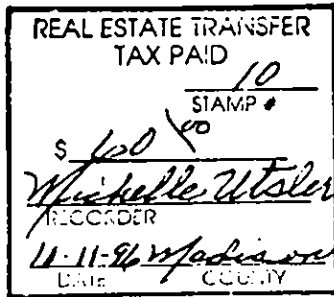
ISBA# 01584

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

FILE #1021

BOOK 136 PAGE 790

96 OCT 11 PM 1:43



REC 10  
AUG 5  
RAIF 5

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER  
RECORDED  
COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Daryl D. Wood and Marjorie A. Wood

do hereby Convey to  
Rita J. Wood and Kim Ferry, Wife and Husband, as joint tenants  
with full right of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

A parcel of land described as beginning at the Northwest Corner of Section 22, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; then S 00° 00' 00" 439.90 feet along the centerline of a County Road which is the West line of the NW¼ of said Section 22; thence 89° 57' 29" E 219.00 feet; thence North 00° 00' 00" 249.90 feet; thence N 89° 57' 29" E 184.00 feet; thence N 00° 00' 00" 186.96 feet to the North line of the NW¼ of said Section 22 which is the South right-of-way line of a County road; thence N 89° 36' 39" W 403.01 feet to the Point of Beginning containing 3.0001 acres including 0.5479 acres of county road right-of-way.

NOTE: The West line of the NW¼ of Section 22, T 77 N., R 29 W. of the 5th P.M. is assumed to bear due North and South

This deed is given in fulfillment of Real Estate Contract dated January 1, 1995, and recorded in Book 136 at Page 115.

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, ss:  
POCAHONTAS COUNTY,

Dated: June 7, 1996

On this 7<sup>th</sup> day of June, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Daryl D. Wood and Marjorie A. Wood

Daryl D. Wood (Grantor)

Marjorie A. Wood (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.

Dennis P. Fitzgerald

**DENNIS P. FITZGERALD**  
MY COMMISSION EXPIRES  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

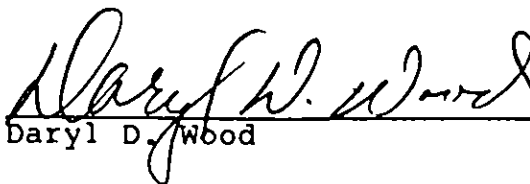
(Grantor)

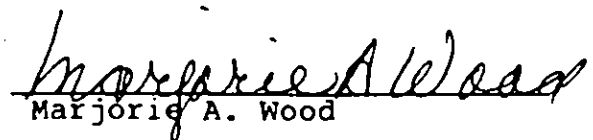
STATEMENT OF GIFT

The undersigned, Daryl D. Wood and Marjorie A. Wood, hereby state that with reference to one Real Estate Contract executed on January 9, 1995, by the undersigned, when their daughter and son-in-law, Rita J. Wood Ferry and Kim Ferry, purchased an acreage in Madison County, Iowa, and the original Contract recited that \$54,000.00 was paid down on an \$86,000.00 contract. In fact, \$38,000.00 of the \$86,000.00 has been paid, but the undersigned specifically hereby give to Rita J. Wood Ferry and Kim Ferry the entire balance due on this Real Estate Contract. That is to say that any amount of downpayment indicated on the original Contract not paid shall no longer be due or payable and the balance as indicated on the Real Estate Contract in the amount of \$32,000.00, and any interest on either of said amounts is hereby forgiven and this Contract is considered fulfilled.

The undersigned have specifically executed a Warranty Deed in conveyance of said property also evidencing fulfillment of the Contract.

Dated at Pocahontas, Iowa, this 2<sup>nd</sup> day of June, 1996.

  
Daryl D. Wood

  
Marjorie A. Wood