

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REAL ESTATE TRANSFER
TAX PAID 58
STAMP
\$ 133
Michelle Utsler
RECORDER
5-31-96 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 3335
BOOK 136 PAGE 329

REC \$ 10.00
AUG \$ 5.00
R.M.F. \$ 1.00

96 MAY 31 PM 1:39
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: S. DAVIS PATAVA, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266
224-6264

\$ 84,000

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged Bradley M. Allen, single, hereby convey unto Mark E. Winter and Carol L. Winter, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

See Exhibit "A" attached

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they 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 such 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.

Dated 5-25, 1996

By: Bradley M Allen
Bradley M. Allen

By: _____

STATE OF IOWA)
)SS.
COUNTY OF)

On this 25th day of May, A.D. 1996 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bradley M. Allen, single, known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Dee Thompson
Notary Public in and for Said State
my commission expires 3/22/97

Exhibit A

Parcel "A" in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 24, Township 75 North, Range 28, West of the 5th P. M., Madison County, Iowa; thence, along the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), South 89°22'14" East, 881.33 feet; thence North 49°28'29" West, 392.52 feet; thence North 88°12'26" West, 582.55 feet to the West line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence, along said West line, South 00°08'33" West, 263.59 feet to the Point of Beginning. Said Parcel "A" contains 4.309 acres including 0.218 acres of county road right of way,