

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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REC: 45.00
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FILED NO. 3370
BOOK 136 PAGE 346
96 JUN -3 PM 2:11

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of the partition of property and One
Dollar(s) and other valuable consideration,
BARBARA ANN MARSTON, a single person, and T. R. MARSTON and DOROTHY MARSTON,
husband and wife,

do hereby Convey to
JOHN PAUL MARSTON

the following described real estate in Madison County, Iowa:

See Legal Description attached hereto and by this reference incorporated herein.

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 WASHINGTON Dated: May 6, 1996

KING COUNTY, SS:
On this 6th day of May, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared T. R. Marston and Dorothy Marston

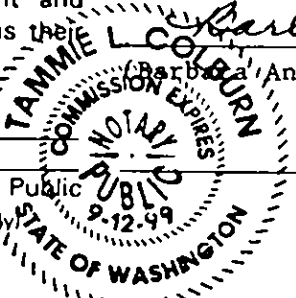
T. R. Marston (Grantor)

Dorothy Marston (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.

Barbara Ann Marston (Grantor)

Tammie L Colburn Notary Public (Grantor)



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

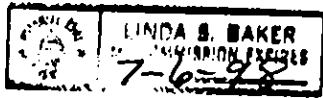
STATE OF IOWA _____ POLK _____ COUNTY, ss:

On this 31st day of May, 19 96 before me, the undersigned, a

Notary Public in and for said State, personally appeared

Barbara Ann Marston

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.



Linda S. Baker

Notary Public

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a

Notary Public in and for said State, personally appeared

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.

Notary Public

LEGAL DESCRIPTION

An undivided two-thirds (2/3rds) interest in and to:

That part of the Southwest Quarter of Section 30, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the southwest corner of said Section 30; thence on an assumed bearing of North 00°01'27" West along the west line of said Southwest Quarter 460.10 feet to the point of beginning; thence continuing North 00°01'27" West along said west line 876.79 feet; thence South 88°13'03" East 438.63 feet; thence South 00°38'51" East 608.80 feet; thence South 86°18'31" East 46.91 feet; thence South 00°50'13" East 190.32 feet; thence South 89°15'22" West 184.88 feet; thence South 10°48'24" West 65.65 feet; thence South 88°52'44" West 297.40 feet to the west line of said Southwest Quarter and the point of beginning.

This conveyance is subject to the interest of the vendees in a real estate contract for the sale and purchase of the above described property filed for record in Book 130, Page 542, in the Office of the Recorder of Madison County, Iowa. The vendors' interest in said real estate contract is hereby assigned and transferred to the grantees, including the right to collect all money due and owing under said contract and to take all action permitted by said contract to enforce the provisions thereof. By acceptance of this deed grantee assumes all obligations required of the vendors by said contract.

This is a deed of partition where the interests transferred are exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(13), Code of Iowa.