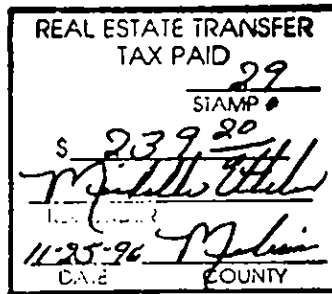


**ORIGINAL**

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 6.00

COMPUTER   
RECORDED   
COMPARED



FILED NO. 1448

BOOK 137 PAGE 57

96 NOV 25 AM 11:45

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

For the consideration of ONE HUNDRED FIFTY-THOUSAND-----(\$150,000.00)---  
Dollar(s) and other valuable consideration,

Joseph M. Gail and Suzan K. Gail, Husband and Wife,

do hereby Convey to

Bill J. Mayer

the following described real estate in Madison County, Iowa:

Lot Eleven (11) of Lake View Rural Estates, a subdivision of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

The deed is given in fulfillment of a real estate contract dated and filed at the Madison County Recorder's Office in Book 136 Page 601. This deed is exempt from the Ground Hazard and Declaration of Value as provided in Iowa Code Chapter 428A.1.

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: November 18, 1996

MADISON COUNTY, SS:

On this 21 day of November, 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph M. Gail and Suzan K. Gail

Joseph M. Gail  
Joseph M. Gail (Grantor)

Suzan K. Gail  
Suzan M. Gail (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.

Larry D. Walters

11-1-97 Notary Public  
(This form of acknowledgment for individual grantor(s) only)

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)