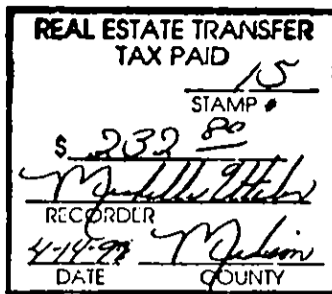


146,000



FILED NO. 2789

BOOK 61 PAGE 627

97 APR 14 PM 3:08

MICHELLE UTTLER
RECORDER
MADISON COUNTY, IOWA

Return to:
Next Generation Realty
1701 22nd Street, Suite 107
West Des Moines, Iowa 50266

REC: 500
AUD: 5.00
P.M.F. 5.00

Next Generation Realty 1701 22nd St., Ste. 107, West Des Moines, IA 50266 (515) 224-9999

Prepared by: Name Address City Zip

COMPUTER
RECORDED
COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Thomas J. Hutton and Sonia P. Hutton, husband and wife,

do hereby Convey to Jon E. Von Feldt, a single person,

the following described real estate in Madison County, Iowa:

Parcel "B", which is a portion of the existing Parcel "A", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M. located in and forming a part of the city of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 13, 685.07 feet to the Point of Beginning; thence North 0°00'00" East along the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 13, 301.76 feet; thence North 90°00'00" East along the St. Charles corporation line, 288.75 feet; thence South 0°00'00" West along the St. Charles corporation line, 301.76 feet; thence South 90°00'00" West, 288.75 feet to the Point of Beginning. Said Parcel contains 2.000 acres, including 0.277 acres of County Road right-of-way.

AND

Parcel "C", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 13, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 13, 986.83 feet to the Point of Beginning; thence North 0°00'00" East along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 13, 301.80 feet; thence North 90°00'00" East, 288.75 feet; thence South 0°00'00" West, 301.80 feet; thence South 90°00'00" West, 288.75 feet to the Point of Beginning. Said Parcel contains 2.000 acres, including 0.277 acres of County Road right-of-way.



Subject to Easements and Restrictions of Record.

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 in 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 relinquished 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 and plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa

Dated: 4-10-96

Madison COUNTY,

On this 10 day of April 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas J. Hutton and Sonia P. Hutton, husband and wife,

ss: Thomas J. Hutton (Grantor)

Sonia R. Hutton (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.

[Signature]
Notary Public

(This form of acknowledgment is void if recorded more than 60 days after the date of recording.)

