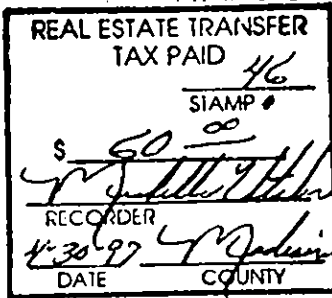


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REG. \$ 5.00
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FILED NO: 2989
BOOK 61 PAGE 652
97 APR 30 AM 9:48
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Prepared by Edward M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Thirty-eight Thousand and no/100 (\$38,000.00) --
Dollar(s) and other valuable consideration,

Keith W. Ballard and Barbara J. Ballard, husband and wife,

do hereby Convey to

Jerald M. Boyle and Ava Boyle, husband and wife, as Joint Tenants
with Full Rights of Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

Out Lots Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) of W.O. Lee's Addition to the Town of Macksburg, Madison County, Iowa and the following described real estate to-wit:- Commencing at the Southwest corner of Out Lot Twelve (12) of W.O. Lee's Addition to the Town of Macksburg, running thence West 4 rods and 12 feet, thence North 70.465 rods, thence East 46.303 rods, thence South to the Southeast corner of Block Two (2) of Thomas and Mahala Kirkland's Addition to the Town of Macksburg, thence West to the Southeast corner of Out Lot Two (2) of said W.O. Lee's Addition, thence South to the Southeast corner of Out Lot Three (3) of said W.O. Lee's Addition, thence West to the Southwest corner of said Out Lot Three (3), thence South to the place of beginning, all in Madison County, Iowa

This deed is in fulfillment of a real estate contract dated and filed September 13, 1991 and filed in Town Lot Deed Record 57 at page 57 in the Madison County Recorder's Office.

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 COLORADO COUNTY, Jefferson
On this 7TH day of APRIL, 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Keith W. Ballard and Barbara J. Ballard

Dated: 4/7 - 1997
Keith W. Ballard (Grantor)
Barbara J. Ballard (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 for individual grantor(s) only)

(Grantor)

(Grantor)