

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 00439 Theodore R. Boecker
Petosa, Petosa, Boecker & Nervi, L.L.P.

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

\$ 40,000

RCC \$5.10
AND \$5.01
R.M.F. \$4.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 37
STAMP #
\$ 63.20
RECORDED
5-28-97 DATE COUNTY

FILED NO. 3292
BOOK 137 PAGE 564
97 MAY 27 PM 3:26
ROHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Theodore R. Boecker Individual's Name
4400 Westown Parkway, West Des Moines, Suite 400 Iowa 50266 (515) 222-9400
Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
James L. Beal and Wanda H. Beal, husband and wife

do hereby Convey to
Howard O. Elliott and Marilyn K. Elliott, husband and wife, as joint
tenants and not as tenants in common,

the following described real estate in Polk County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter of
Section Three (3), in Township Seventy-six (76) North,
Range Twenty-six (26) West of the 5th P.M., Madison
County, Iowa.

This deed is given in fulfillment of a written contract dated
November ____, 1983, for the sale of said property. Said contract
was filed on February 22, 1984, in Book 117, page 527, in the
Recorder's Office of Polk County, Iowa. The general warranties
herein contained extend only to the date of said contract, except
the Grantors warrant against all persons claiming by, through and
under the Grantors since the date of said contract.

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: 5-16-97

ss:

POLK COUNTY,
On this 16th day of MAY,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
James L. Beal and Wanda H. Beal,
husband and wife

James L. Beal
James L. Beal (Grantor)

Wanda H. Beal
Wanda H. Beal (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.

Ronald H. Degen

RONALD H. DEGEN
MY COMMISSION EXPIRES
11-3-97

Notary Public

(Grantor)

(Grantor)

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