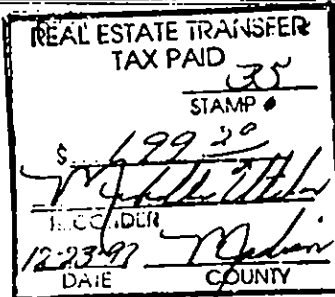


COMPUTER   
RECORDED   
COMPARED

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00



FILED NO. 2363  
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97 DEC 23 PH 3:09

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
515/462-2442

Preparer Information: B. Kip Shelby, 53 Jefferson Street, Winterset, IA 515/462-2442



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Hundred Twenty Five Thousand and No/100----(\$125,000) Dollar(s) and other valuable consideration, Kevin V. deRegnier and Raenelle L. deRegnier, Husband and Wife,

do hereby Convey to Gary G. Freeland and Roseann Freeland, 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:

The East 68 feet of Lot Twenty-eight (28) of Honor's Acres Second Addition to the Town of Winterset, Madison County, Iowa

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: December 22, 1997

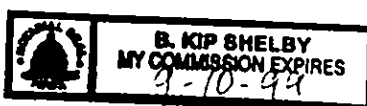
MADISON COUNTY, ss: On this 22 day of December 19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin V. deRegnier and Raenelle L. deRegnier

Kevin V. deRegnier (Grantor)

Raenelle L. deRegnier (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 of Notary Public]



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