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FILED NO. 1105

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97 SEP 15 PM 12: 20

REC. \$ 10.00
AUD. \$ 20.00
R.M.F. \$ 1.00

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA

Prepared by Martin R. Anderson, 1300 50th Street, Suite 104,
West Des Moines, Iowa, 50266 (515) 225-2600.

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, HERBERT T. REED, as Trustee, of the HERBERT T. REED TRUST, DATED JUNE 1, 1990, as GRANTOR, hereby grants, conveys and transfers unto HERBERT T. REED, as the General Partner, of the REED FAMILY LIMITED PARTNERSHIP, as GRANTEE, all of GRANTOR'S right, title and interest in and to the following described real estate, including all after-acquired title, located in Madison County, Iowa:

Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13 and 14 of Valley View Addition to the City of Winterset, Madison County, Iowa.

Subject to all rights, reservations, covenants, restrictions, easements, liens and encumbrances of record.

Covenants and Warrants. GRANTOR does hereby covenant with GRANTEE, and GRANTEE'S successors in interest, that GRANTOR holds the real estate by title in fee simple; that GRANTOR has 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 GRANTOR covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Relinquishment of Dower. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and Phrases. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

THIS DEED IS EXEMPT FROM THE IOWA TRANSFER TAX, IOWA CODE SEC. 428A.1, AS A TRANSFER FOR CONSIDERATION LESS THAN \$500.00, ACCORDANCE WITH IOWA CODE SEC. 428A.2, EXEMPTION 21.

DATED THIS 2nd day of September, 1997..

Herbert T. Reed
HERBERT T. REED

Joni J. Reed
JONI J. REED

STATE OF IOWA)
) SS.
COUNTY OF POLK)

THIS IS TO CERTIFY that on this 2nd day of September, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared HERBERT T. REED and JONI J. REED, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary acts and deeds, individually and as the fiduciary.

Jon J. Wessels
Print Name of Notary Public
[Signature]
Notary Public in and for Iowa
My Commission Expires: 3-24-98

