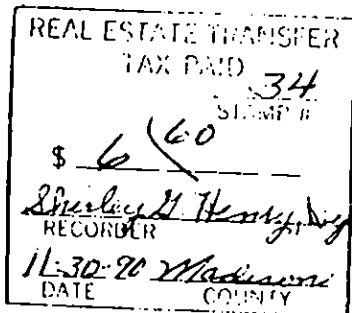


IOWA STATE BAR ASSOCIATION
Official Form No. 101FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYERFILED NO. **1174**BOOK **56** PAGE **326**

90 NOV 30 AM 10:24

 MARY F. KELLY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$ 5.00, Trans \$ 5.00
SPACE ABOVE THIS LINE
FOR RECORDER**WARRANTY DEED**
 For the consideration of SIX THOUSAND FIVE HUNDRED----- (\$6,500.00)
 Dollar(s) and other valuable consideration, G. H. Anderson

 do hereby Convey to John M. Ayers and Judy A. Ayers, as Joint Tenants with
Full Rights of Survivorship and not as Tenants in Common

 the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 84 degrees 20 minutes East 284.5 feet along the south line of said Northeast Quarter of the Northwest Quarter to point of beginning; thence North 0 degrees 10 minutes west 213.6 feet to a point on the North line of Lot One (1) of Block Four (4) Beaver and Patton's Addition to St. Charles, Iowa, which is 36.5 feet west of the Northeast corner of said Lot 1; thence North 90 degrees 00 minutes East 50.6 feet to the West right of way line of the old narrow gauge railroad; thence North 22 degrees 40 minutes east 56.1 feet; thence South 31 degrees 27 minutes East 60.7 feet; thence South 6 degrees 38 minutes East 202.4 feet to the south line of the Northeast Quarter of the Northwest Quarter at a point 72.0 feet west of the west right of way line of the abandoned Chicago, Burlington and Quincy Railroad; thence South 84 degrees 20 minutes West 127.3 feet to point of beginning containing 0.582 acres

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

STATE OF IOWADATED: Nov. 30, 1990

ss:

MADISON COUNTY,

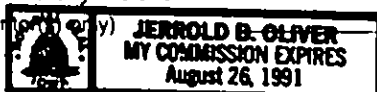
On this 30 day of October Nov.
19 90, before me, the undersigned, a Notary Public
 in and for said State, personally appeared
G. H. Anderson

G. H. Anderson
 G. H. Anderson (Grantor)

to me known to be the identical persons named in and
 who executed the foregoing instrument and acknow-
 ledged that they executed the same as their voluntary
 act and deed.

Jerrold B. Oliver
 Jerrold B. Oliver, Notary Public

(This form of acknowledgement for individual grantor only)



(Grantor)