

150.000

WARRANTY DEED

IOWA REALTY CO., INC.
3501 Westown Parkway
West Des Moines, Iowa 50266

Know All Men by These Presents: That John W. Ankeny and Jan E. Ankeny,
husband and wife

_____ in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
in hand paid do here Convey unto Jan Fraser

_____ the following described real estate,
situated in Madison County, Iowa, to-wit:

See attached legal

REAL ESTATE TRANSFER
TAX PAID
<u>5</u>
STAMP #
<u>\$ 239.20</u>
<u>Michelle Utsler</u>
RECORDER
<u>7-2-93</u> <u>Madison</u>
DATE COUNTY

REC \$ 11.00
AUD \$ 10.00

FILED NO. 25
BOOK 131 PAGE 711
93 JUL -2 PM 12:00
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

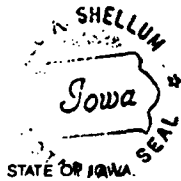
Subject to and together with any and all easements, covenants and restrictions of record

And the grantors do hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple, that they have good and lawful authority to sell and convey the same, that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated, and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises

Words and phrases herein including acknowledgment herof shall be construed as in the singular or plural number, and as masculine or feminine gender according to the context

Signed this 1st day of July, 19 93



John W. Ankeny
John W. Ankeny
Jan E. Ankeny
Jan E. Ankeny

STATE OF IOWA ss
COUNTY OF Polk

On this 1st day of July, 19 93 before me,
the undersigned, a Notary Public in and for said County, in said
State personally appeared John W. Ankeny and
Jan E. Ankeny, husband and wife

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

Scott Shellum
Notary Public in and for said County
My Comm. Expires 3/4/95

A parcel of land described as follows, to-wit: Commencing at the Southwest corner of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, running thence East along the South line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Two (2) 611.2 feet to point of beginning, thence continuing East along said South line 313.8 feet, thence North 1326.9 feet to the North line of said Southwest Quarter (¼) of the Southwest Quarter (¼), thence West 313.8 feet along said North line, thence South 1327.6 feet to point of beginning, containing 9.5613 acres; and a parcel of land described as follows, to-wit: Commencing at the Northwest corner of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, thence East along the North line of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Eleven (11) 611.2 feet to point of beginning, thence continuing East 313.8 feet, thence South 296.8 feet to the centerline of a county road, thence South 86°45' West 314.3 feet along the centerline of the county road, thence North 315.2 feet to point of beginning, containing 2.2043 acres, including 0.4329 acres of county road right-of-way,