STATEMENT OF ESCROW AGENT

The undersigned states that there was deposited with him, as escrow agent, within the 180 days last past, an instrument of conveyance concerning real estate situated in DELAWARE County, Iowa described as:

See attached legal description

in which Victor H. Billhorn & G. Eileen Billhorn, husband and wife of Manchester, Iowa, are ~~is~~ grantors and Larry Diercksen and Susan Schiess Diercksen of Manchester, Iowa, are ~~is~~ grantees. (Deed to be delivered at fulfillment of contract recorded in Book 101, Page 133 upon payment of balance due on contract).

This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.

Dated this 16th day of May, 19 90.

Thomas J. Hanson Escrow Agent

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of May, 19 90, before me, a Notary Public, personally appeared Thomas J. Hanson, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that ~~(she/he/they)~~ executed the same as ~~(her/his/their)~~ voluntary act and deed.

Vonda Billhorn
Notary Public in and for the State of Iowa
Vonda Billhorn

STATE OF IOWA)
) SS.
COUNTY OF _____)

On this _____ day of _____, 19___, before me, a Notary Public, in and for said county and state, personally appeared _____, to me personally known, who being by me duly (sworn/affirmed) did say that (she/he/they) (is/are) _____ of said (corporation/association), that (the seal affixed to said instrument is the seal of said/no seal has been procured by the said) (corporation/association) and that said instrument was signed (and sealed) on behalf of the said (corporation/association) by authority of its Board of (Directors/Trustees) and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation/association) by it voluntarily executed.

Notary Public in and for the State of Iowa

FILE No. 15-2733
RECORDING FEE $ 15.00
TRANSFER FEE $ _____

FILED FOR RECORD THE 22 DAY OF May, 19 90 AT 3:45 O'CLOCK P. M. BOOK 2 PAGE 20

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
Misc.

Real Estate Description for Billhorn-Diercksen Contract

describing the following real estate located in Delaware County, Iowa, to wit:

All that part of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth (5th) P.M. as lies East of the West Eighty (80)acres thereof, and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), and the North One-Third (1/3) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Eighty-Eight (88) North, Range Five (5) West of the Fifth (5th) P.M., containing One Hundred Twenty-Three (123) acres, more or less, according to government survey.

The West Eighty (80) acres of the Southwest (SW) Fractional Quarter of Section Eighteen (18), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., excepting 31/100 of an acre conveyed to the State of Iowa for highway purposes by deed dated August 5, 1930, and recorded in the records of said County in Deed Book 68, page 173, subject to all public highways, right-of-ways and easements, except that portion deeded to the Iowa Highway Commission by deed dated April 17, 1974 and recorded in Book 95, page 188 in the Office of the Recorder of Delaware County Iowa, and legally described as follows:

All that part of the Southwest (SW) Fractional Quarter (1/4) of said Section Eighteen (18) lying westerly of a line beginning at a point 72.4 feet easterly of the Northwest (NW) corner of said Southwest (SW) Fractional Quarter (1/4), on the North (N) line thereof; thence S0 degrees 08 to 1/2' West (W), 167.6 feet to a point on a present fence line; thence South (S) 8 degrees 55' East (E), 439.7 feet to a point on a present fence line; thence S0 degrees 20 1/2' West (W), 1421.3 feet; thence South (S) 12 degrees 34' West (W), 307.0 feet; thence S0 degrees 20 1/2 West (W), 332.4 feet to a point 62.8 feet Easterly of the Southwest (SW) corner of said Southwest (SW) Fractional Quarter (1/4), on the the South (S) line thereof; containing 6.93 acres, more or less, including 2.33 acres, more or less, in present established road. This area is a parcel of land located in Section Eighteen (18), Township Eighty-Eight (88), Range Five (5) West (W) of the Fifth P.M., Delaware County, Iowa, as shown on Right of Way Plat attached hereto as Exhibit A, and by reference made a part hereof, and likewise recorded in Book 95, page 188,

and further, except the following described area, to wit:

That part of the Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr 1/4) of Section Eighteen (18), Township Eighty-Eight (88) North, Range Five (5), West of the

Fifth Principal Meridian described as commencing at a point South 87 degrees 54' East Seventy-Two and Four-Tenths (72. 4) feet from the Northwest (NW) corner of said Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr 1/4) running thence South (S) 87 degrees 54' East (E) Four·Hundred-Forty and Eight Tenths (440. 8) feet, thence South (S) 1 degree 58' West (W) Five Hundred Forty-Three and Four-Tenths (543. 4) feet, thence North (N) 87 degrees 54' West (W) Three Hundred Eighty and Twenty-Two One Hundredths (380. 22) feet, thence North (N) 8 degrees 55' West (W) Three Hundred Eighty and Thirty-Three One-Hundredths (380. 33) feet, thence North (N) 0 degrees 8' 30" East (E) One Hundred Sixty-Seven and Six-Tenths (167. 6) feet t o the point of beginning, according to the recorded plat thereof and subject to highways and easements of record, and including all right. title, and interest of grantors (except the proceeds therefrom already received by grantors) in and to the proposed right-of-way of Primary Iowa Highway #13 and the right-of-way of Primary Highway #13 existing along the West (W) side of said premises including any and all reversionary interests therein grantors or their heirs, successors and assigns now or may ever have therein, and as delineated on the plat dated 8-5-74 by A. H. Miller and recorded in Book 3, page 32 in the Office of the Recorder of Delaware County, Iowa, and further subject to the covenants, provisions and conditions contained in same deed dated October 15, 1974, recorded in Book 96, page 197 in the Office of the Recorder of Delaware County, Iowa.

All of the above described premises constituting approximately 191. 07 acres, more or less.