

81,130

REAL ESTATE TRANSFER	
TAX PAID <u>36</u>	
STAMP #	
\$ <u>12960</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>11-26-97</u>	<u>Madison</u>
DATE	COUNTY

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

FILED NO. 2054  
 BOOK 138 PAGE 247  
 97 NOV 26 PM 2:26  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

IOWA REALTY CO.  
 3501 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266

COMPUTER   
 RECORDED   
 COMPARED

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN W. HIRCOCK AND JANET L. HIRCOCK, HUSBAND AND WIFE, hereby convey unto PURDY FAMILY TRUST the following described real estate, situated in MADISON County, Iowa:

SEE ATTACHED EXHIBIT "A"

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; 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 they covenant to warrant and defend said 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 such 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.

Dated NOVEMBER, 22, 1997

By: Kevin W. Hircock  
 KEVIN W. HIRCOCK

By: Janet L. Hircock  
 JANET L. HIRCOCK

STATE OF IOWA                    )  
   )SS.  
 COUNTY OF MADISON         )

On this 22<sup>nd</sup> day of NOVEMBER, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared KEVIN W. HIRCOCK AND JANET L. HIRCOCK, HUSBAND AND WIFE, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledge that she executed the same as her voluntary act and deed.

D.A. EOLTON  
 COMMISSION EXPIRES  
8-30-99

D.A. Eolton  
 Notary Public in and for Said State

EXHIBIT "A"

The Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND the North Fractional Half ( $\frac{1}{2}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M..

Madison County, Iowa, EXCEPT Parcel A, more particularly described as follows: Beginning at the Northwest Corner of Section 31, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South  $89^{\circ}53'19''$  East 353.38 feet along the North line of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of said Section 31; thence South  $10^{\circ}18'55''$  East 653.53 feet along an existing fence; thence South  $89^{\circ}42'03''$  East 2265.43 feet along an existing fence to the East line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 31; thence South  $00^{\circ}21'08''$  West 662.00 feet to the Southeast Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 31; thence North  $89^{\circ}57'30''$  West 1321.43 feet along an existing fence to the Southwest Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 31; thence North  $89^{\circ}45'05''$  West 1408.50 feet to the Southwest Corner of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 31; thence North  $00^{\circ}04'46''$  West 1310.41 feet along the West line of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 31 to the Point of Beginning containing 47.891 acres including 3.008 acres of County Road P-71 right-of-way.