

51,870

REAL ESTATE TRANSFER TAX	
37	
S. 8240	
Michelle Utsler	
RECORDER	
11-26-97	Madison
DATE	COUNTY

REC \$ 10.00 FILED NO. 2055  
 AUD \$ 5.00 BOOK 138 PAGE 249  
 R.M.F. \$ 1.00 97 NOV 26 PM 2: 27  
 COMPUTER   
 RECORDED   
 COMPARED

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

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, ROXANNE L. BATES AND JERRY M. BATES, 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, 25, 1997.

By: Roxanne L. Bates  
 ROXANNE L. BATES

By: Jerry M. Bates  
 JERRY M. BATES

STATE OF IOWA )  
 )SS.  
 COUNTY OF MADISON )

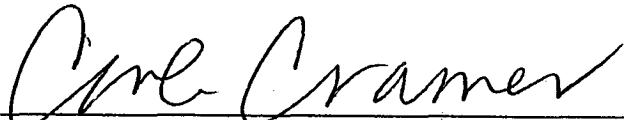
On this 25<sup>th</sup> day of NOVEMBER, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared ROXANNE L. BATES, known to be the persons named in and who executed the foregoing instrument, and acknowledge that she executed the same as her voluntary act and deed.

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



## STATE OF NEVADA , CLARKE COUNTY, SS.

On this 28 day of NOVEMBER, A.D. 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared JERRY M. BATES, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

  
 Notary Public in and for Said State



CAROL CRAMER  
 Notary Public - Nevada  
 My appt. exp. Sep. 10, 2000  
 No. 96-4745-1

## EXHIBIT "A"

Northwest Fractional Quarter (1/4) of the Southwest Fractional Quarter (1/4) in Section Thirty (30), 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 Northeast Corner of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section 30, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 00°00'59" West 218.82 feet along the East line of said Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4). Thence South 87°14'42" West 181.27 feet; thence South 02°33'05" East 107.79 feet; thence South 89°05'21" West 162.42 feet; thence North 86°06'03" West 230.20 feet; thence North 12°37'26" East 330.12 feet to the North line of said Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4); thence North 90°00'00" East 496.24 feet to the Point of Beginning containing 3.624 acres including 0.506 acres of County Road right-of-way. and;