

18,000

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

REAL ESTATE TRANSFER
TAX PAID <u>20</u>
STAMP #
\$ <u>28.00</u>
<u>Michelle Utsler</u>
RECORDER
<u>1-17-96</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1976
 BOOK 135 PAGE 688
 96 JAN 17 PH 2: 21
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$ 10.00
 AUD. \$ 5.00
 R.M.F. \$ 1.00

COMPUTER
 RECORDED
 COMPARED

PREPARED BY: S. EMPEY, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6224

This Deed being rerecorded to correct legal description. 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, John M. Mullane and Geraldine P. Mullane, husband and wife do hereby convey unto Ronald Culver the following described real estate, situated in Madison County, Iowa:

See 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 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.

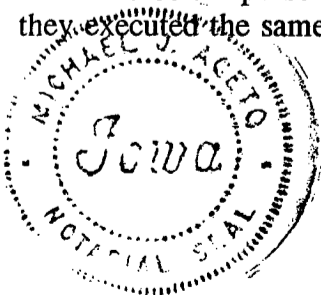
Dated January 17, 1996.

By: John M. Mullane
 John M. Mullane

By: Geraldine P. Mullane
 Geraldine P. Mullane

STATE OF IOWA)
)SS.
 COUNTY OF Polk)

On this 17th day of January, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John M. Mullane and Geraldine P. Mullane, husband and wife known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Michael J. Aceto
 Notary Public in and for Said State

REC \$ 10.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 2112
 BOOK 135 PAGE 727
 96 FEB -5 PH 12: 51
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

STATE OF , COUNTY, SS.

EXHIBIT "A"

That part of the SW 1/4 of the NE 1/4 of Section 16, township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing as a point of reference at the N. 1/4 corner of said Section 16; thence S.00°00'E. (assumed for the purpose of this description only), along the West line of said NE 1/4, 1654.84 feet to the point of beginning; thence N.84°09'E., 1324.64 feet; thence S.00°03'W., 331.13 feet; thence S.84°09'W., 1324.34 feet to the West line of said NE 1/4; thence N.00°00'E, 331.10 feet to the point of beginning; containing 10.015 acres, more or less, including 0.251 acres for road right-of-way over the West 33.00 feet thereof.

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RECORDER	
1-17-96	Madison
DATE	COUNTY

FILED NO. 1976

BOOK 135 PAGE 688

96 JAN 17 PM 2:21

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10.00
AIDS \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

PREPARED BY: S. EMPY, MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6224

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

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See Exhibit "A"

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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 January 17, 1996.

By: John M. Mullane
John M. Mullane

By: Geraldine P. Mullane
Geraldine P. Mullane

STATE OF IOWA)
)SS.
COUNTY OF Polk)

On this 17th day of January, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John M. Mullane and Geraldine P. Mullane, husband and wife known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Michael J. Aceto
Notary Public in and for Said State

STATE OF , COUNTY, SS.

As Witness Deed 2-5-96
Deed Rec 135-727

EXHIBIT "A"

A parcel of land located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), North 00°00'00" 330.96 feet, thence North 84°12'58" East 1325.01 feet to the east line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), thence along said east line, South 00°03'00" West 991.36 feet, thence South 84°08'47" West 1324.31 feet to the West line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence along said West line, North 00°00'00" 661.93 feet to the point of beginning, said parcel of land contains 30.014 Acres, including 0.752 Acres of County Road right of way. Subject to all building restrictions and easements of record.

W. K. LORNE