

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE  
JAN - 23  
\$ 84<sup>00</sup>  
*Michelle Utaler*  
RECORDER  
1-27-00 *Madison*  
DATE COUNTY

RECS 10<sup>th</sup>  
ADDS 10<sup>th</sup>  
FILE \$ 1<sup>st</sup>

FILED NO. 002816

BOOK 142 PAGE 214

2000 JAN 27 PM 4:06

Prepare  
Information

Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
PhoneADDRESS TAX STATEMENT: MADISON COUNTY, IOWA, P.O. BOX 152  
WINTERSET, IA 52073

## WARRANTY DEED



For the consideration of FIFTY-THREE THOUSAND  
Dollar(s) and other valuable consideration,  
**KATHRYN JEANNE WEST, L.L.C.**, an Iowa Limited Liability Company,

do hereby Convey to  
**MADISON COUNTY, IOWA,**

the following described real estate in Madison and Warren County, Iowa:

The South Half (1/2) of the Northeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND A strip of land 100 feet in width extending over and across the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the South Half (1/2) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., said strip of land being 50 feet in width on each side of the center line of the main tract of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company, as said main track center line was originally located and established over and across said Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

All that portion of the former Chicago and North Western Transportation Company right-of-way lying within the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 6, Township 75 North, Range 25 West of the 5th P.M., Iowa,

AND

Parcel "D" of the survey of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 6, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 11, Page 6 of the 75-25 in the office of the Warren County Recorder

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the 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 the 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.

STATE OF \_\_\_\_\_

ss:

COUNTY,

On this \_\_\_\_\_ day of \_\_\_\_\_,  
before me, the undersigned, a Notary  
Public in and for said State, personally appeared

Dated: Jan 26, 2000

KATHRYN JEANNE WEST, L.L.C.

By Kathryn Jeanne West  
Kathryn Jeanne West, Manager (Grantor)

(Grantor)

(Grantor)

(Grantor)

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.

Notary Public

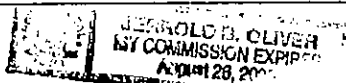
(This form of acknowledgment for individual grantor(s) only)



STATE OF IOWA COUNTY OF Marquette, ss:

On this 26 day of Jan, 2000, before me, a Notary Public in and for the said State, personally appeared Kathryn Jeanne West, to me personally known, who being by me duly sworn did say that that person is Manager (Insert title of executing member) of said limited liability company, that (the seal affixed to said instrument is the seal of said) (no seal has been procured by the said) limited liability company and that said instrument was signed (and sealed) on behalf of the said limited liability company by authority of its managers and the said Kathryn Jeanne West acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Jerrold B. Oliver  
\_\_\_\_\_, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of limited liability companies