

When recorded return to Preparer

REC \$ 10⁰²
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
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002857
FILED NO. _____
BOOK 142 PAGE 224
2000 FEB -1 AM 11:31

Preparer Information William D. Bartine, Esq., Suite 2000 Financial Center, 666 Walnut Street, Des Moines, IA 50309, 515-243-7100
Individual's Name Street Address City Phone MICHELLE UTSLER
REORDER

William D. Bartine, ISBA # 0271

Address Tax Statement: Gordon Massman, c/o Gordon Massman Construction Company, Inc. P. O. Box 247, Moravia, IA 52571

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Tod D. Richardson and Shana Richardson**, husband and wife do hereby Convey to **Gordon Massman and Shirley Massman**, husband and wife as tenants in common and not as joint tenants, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The consideration for this conveyance is less than \$500.00, and therefore it is exempt from the requirements of transfer tax, declaration of value, and groundwater hazard statement.

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.

Dated: January 12, 2000.

Tod D. Richardson
Tod D. Richardson
Shana Richardson
Shana Richardson

STATE OF IOWA, Polk COUNTY, ss:

On this 12th day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared **Tod D. Richardson and Shana Richardson**, husband and wife, 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.

Lisa D. Johnson
, Notary Public

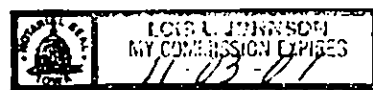


EXHIBIT "A"

LEGAL DESCRIPTION OF 8.582 ACRES OF LAND

Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.; Madison County, Iowa; thence North 0°02'03" West along the West line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35), 247.43 feet to a point on the Southeast right-of-way line of County Road R-35; thence North 43°01'40" East along said R.O.W. line, 423.40 feet; thence Northeasterly 511.09 feet along a 5669.58 foot radius curve concave Southeasterly with a chord of North 45°36'39" East, 510.92 feet to a point on the East line of the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35), thence South 0°24'45" East along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35), 866.29 feet to a point on the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35); thence South 85°50'06" West along the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35), 661.84 feet to the Point of Beginning. Said Parcel contains 8.582 acres, including 0.060 acres of County Road right-of-way.

Attachment