

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

Lewis H. Jordan ISBA # 02714

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

REAL ESTATE TRANSFER
TAX PAID 416
STAMP #
\$ 411.20
Michelle Utstler
RECORDER
4-28-00 Madison
DATE COUNTY

5⁰⁰
10⁰⁰
1⁰⁰

FILED NO. 004060

BOOK 63 PAGE 836

2000 APR 28 PM 2:49

2:49 pm
MICHELLE UTSTLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Lewis H. Jordan, P.O. Box 250, Winterset, (515) 462-3731

Individual's Name

Street Address

City

Phone

Tax Statements To: Winterset Oil, c/o Jim Smith, 119 N. John Wayne Dr., Winterset, IA 50273

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of TWO HUNDRED FIFTY SEVEN THOUSAND ONE HUNDRED and no/100-----(\$257,100.00)---

Dollar(s) and other valuable consideration,

Wight & Short Service, Inc.

a corporation organized and existing under the laws of

State of Iowa

does hereby Convey to

Winterset Oil Company

the following described real estate in MADISON County, Iowa:

A tract of land commencing at a point 33 feet west and 660 feet north of the southeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence West 314 feet; thence South 119 feet; thence East 314 feet; thence North 119 feet to the point of beginning;

AND,

A tract of land described as follows, to-wit: Commencing at the center of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South along the west line of the Southeast Quarter (SE 1/4) of said Section 1056.22 feet to the centerline of the easterly extension of Court Avenue in Winterset, Madison County, Iowa; thence North 89 degrees 37 minutes East, 474.0 feet along said centerline, thence East 75.0 feet along said centerline, thence North 40.0 feet to the point of beginning; thence North 200.0 feet; thence East 200.0 feet; thence South 200.0 feet; thence West 200.0 feet to the point of beginning, excepting the South 15 feet thereof.

This Deed is given in fulfillment of a Sale Agreement dated February 2, 1998, and filed for record February 18, 1998, at Book 62, Page 315 in the office of the Madison County Recorder

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Wight & Short Service, Inc.

a(n) State of Iowa corporation

Dated: February 22, 2000

Willard J. Short
Willard J. Short, President

Title

By _____

Title

STATE OF IOWA, MADISON COUNTY, ss:

On this 22nd day of February, 2000 before me, the undersigned, a Notary

Public in and for said State, personally appeared Willard J. Short

and _____ to me personally known, who being by me

duly sworn, did say that they are the President

and _____, respectively, of said corporation;

that (no seal has been procured by the said) ~~(the seal affixed thereto is the seal of said)~~ corporation, that said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of Directors; and that the said Willard J. Short

as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and them voluntarily executed.

Carol Kiernan
Carol Kiernan
Notary Public

