

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104

Mark F. Schlenker ISBA # 4857

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

\$ 80,000.00 / KX

REAL ESTATE TRANSFER  
TAX PAID 17  
STAMP #  
\$ 127.20  
Michelle Utaler  
RECORDER  
4-7-00 Madison  
DATE COUNTY

COMPUTER   
RECORDED   
COMPALED

FILED NO. 003776

BOOK 142 PAGE 452

2000 APR -7 PM 2:55

MICHELLE UTALER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Mark F. Schlenker, 115 S. Howard - P.O. Box 357, Indianola, IA 50125, (515) 961-2509

Individual's Name Street Address City Phone

J. Jan. Huffer 2760 Settlers Trail, St. Charles Ia 50240

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED  
(CORPORATE GRANTOR)

For the consideration of One  
Dollar(s) and other valuable consideration,  
Simpson College  
a corporation organized and existing under the laws of  
Iowa  
does hereby Convey to  
J.S. Living Trust

the following described real estate in Madison County, Iowa:  
The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); all that part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) which lies North and West of the Center of the Channel of Clanton Creek; the West Half of the Northeast Quarter (W 1/2 NE 1/4), except that part thereof which lies South of the Public Roads as now used and traveled across the same, and containing 1 acre, more or less, and Except the Right of Way of the Chicago, St. Paul & Kansas City Railway Company, now known as the Chicago, Great Western Railway Company, all in Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Iowa;

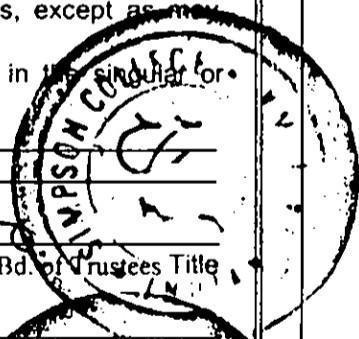
also described as  
The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) except 1.68 acres for right of way; The Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), except 1.91 acres right-of-way; the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), except 3.54 acres right-of-way; the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), except 27.5 acres in the Southeast part, all in Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to easements of record.  
This deed is in fulfillment of the contract recorded at Book 126, Page(s) 530 of the records of the Recorder of Madison County, Iowa. Grantee is assignee of Lloyd Huffer, Jr., a/k/a Lloyd G. Huffer, Jr., under the assignment at Book 136, Page 261.

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.

Simpson College  
a(n) Iowa corporation  
Dated: March 30, 2000  
By D. Robert Downing, , Chairperson, Bd. of Trustees Title  
By Karen A. Conner  
Karen A. Conner, Secretary, Bd. of Trustees



STATE OF IOWA, WARREN  
On this 30TH day of MARCH 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared D. Robert Downing, and Karen A. Conner to me personally known, who being by me duly sworn, did say that they are the Chairperson, Bd. of Trustees and Secretary, Bd. of Trustees, 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 D. Robert Downing, and Karen A. Conner as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Marilyn J. Leek  
Notary Public

