



RECS \$ 5.00
AUD \$ 10.00
R.M.R. \$ 1.00

COMPUTER
RECORDED
COMPARED

005444
FILED NO. _____
BOOK 142 PAGE 823
(page 823)
2000 AUG -8 PM 1:24

MICKI UTSLER
RECORDER
MADISON COUNTY IOWA
(515) 462-4912

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSET, IOWA



Address Tax Statement: FRAMPTON FARMS, INC.
5526 NW 86th Street, Suite D
Johnston, IA 50131

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of \$ 283,500.00
Dollar(s) and other valuable consideration,
BERNARD L. HESS and MARILYN J. HESS, Husband and Wife,

do hereby Convey to
FRAMPTON FARMS, INC.,

the following described real estate in MADISON County, Iowa:

The North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-two (32), AND the Southwest Quarter (1/4) AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), all in Township Seventy-seven (77), North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel A located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), 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 center of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 83°29'15" West along the North line of the Southwest Quarter (1/4) of said Section Twenty-nine (29), 514.11 feet; thence South 6°14'33" East along an existing fence line, 945.00 feet; thence North 83°29'15" east, 410.68 feet to a point on the East line of the Southwest Quarter (1/4) of said Section Twenty-nine (29); thence North 0°00'00" East along the East line of the Southwest Quarter (1/4) of said Section Twenty-nine (29), 951.13 feet to the point of beginning. Said excepted parcel contains 10.031 acres, including 0.646 acres of county road right-of-way.

This deed is in fulfillment of a real estate contract dated March 20, 1997 and filed for record at the Madison County Recorder's Office on March 21, 1997 in Book 137 at Page 341.

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 IOWA, Dated: JULY 17, 2000

SS:

MADISON COUNTY,

On this 17th day of JULY, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared BERNARD L. HESS and MARILYN J. HESS, Husband and Wife,

Bernard L. Hess
BERNARD L. HESS (Grantor)

Marilyn J. Hess
MARILYN J. HESS (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.

Connie Harvey
CONNIE HARVEY Notary Public (Grantor)

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

