

ENTERED FOR TAX MAPS
THIS 13 DAY OF Sept 2004
John W. Leled
Debbie Groves
DEPUTY RECORDER

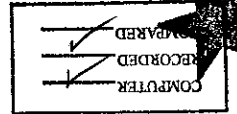
Document 2004 4279

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Date 9/13/2004 Time 12:02 PM
Rec Amt \$12.00 Aud Amt \$10.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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Prepared by and return to: Robert D. Andeweg, 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266 Tele-
phone: (515) 242-2400



WARRANTY DEED

Send tax statements to: Douglas and Eileen Gross, 4117 Ashby, Des Moines, IA 50310

FOR THE CONSIDERATION OF ONE DOLLAR (\$1.00) and other good and valuable consideration, **Douglas E. Gross and Eileen S. Gross**, husband and wife, do hereby convey to **Hickory Hill Hereford Farm, LLC**, an Iowa limited liability company, the following described real estate located in Madison County, Iowa, to-wit:

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

Actual consideration less than \$500—given in consideration of the formation of a family limited liability company

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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: 6/30/04

[Signature]

Douglas E. Gross

[Signature]

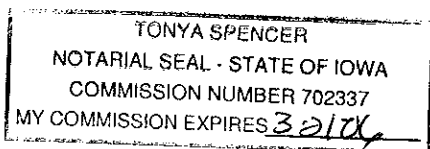
Eileen S. Gross

STATE OF IOWA)
)SS.
COUNTY OF Polk)

This instrument was acknowledged before me on June 30, 2004, by Douglas E. Gross and Eileen S. Gross, husband and wife.

[Signature]

Notary Public in and for said County and State
My Commission Expires: 3/21/06



The Northeast Quarter (1/4) of the Southeast Quarter (1/4); the North 30 acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4); the West Half (1/2) of the Southeast Quarter (1/4) except a tract containing three (3) acres, more or less, in the Northwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, being that part of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) lying North of the river; the South 25 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4), and all that part of the North 15 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) lying and being South and East of Clanton Creek, and a tract of land described as follows: Commencing at a point 11.25 chains North and 2.40 chains East of the Southwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North, 22° West 1.75 chains to the South line of the right of way of the Chicago, St. Paul & Kansas City Railway Company, thence along said right of way to the West line of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), running thence South to the Southwest corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence East to the Southeast corner thereof, thence North 10.56 chains to the center of Clanton Creek, thence North, 40°30' West, 4.35 chains, thence South, 81°50' West, 2.25 chains, thence South, 41°50' West, .48 chains, thence South, 7°30' West, 2.25 chains, thence North, 61°10' West, 4.17 chains, thence South, 59°10' West, 3.20 chains to the place of beginning, all in Section One (1), excepting from the last described tract a tract described as follows: Commencing at the Southwest corner of said Section One (1), running thence North to said Railroad right of way, thence East to the center of Clanton Creek, thence along said creek to the South line of said Section One (1), thence West 220 feet to the place of beginning (containing 1 1/2 acres, more or less); and all that part of the East 26 acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) which lies North of the public highway running across said 40-acre tract, of Section Twelve (12), Except Parcel "A" located in the Southwest Quarter (1/4) of Section One (1) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1); thence along the South line of said Section One (1), North 89°45'16" East 64.94 feet; thence North 02°04'03" East 107.89 feet; thence North 27°43'40" East 162.68 feet; thence North 34°21'37" East 132.35 feet; thence North 15°21'56" East 223.35 feet to the centerline of Clanton Creek; thence, along said centerline, North 79°30'58" West 57.45 feet; thence North 35°19'59" West 104.40 feet; thence North 62°30'27" West 98.28 feet; thence North 14°15'41" East 164.68 feet; thence North 29°27'28" West 82.39 feet; thence North 53°17'18" West 44.49 feet; thence North 86°28'30" West 80.93 feet; thence South 68°54'51" West 105.56 feet; thence South 22°47'38" West 118.69 feet; thence South 36°46'52" West 192.88 feet; thence South 07°30'14" West 182.29 feet; thence South 72°52'19" West 88.43 feet to the Junction of Clanton Creek and a small creek running Southerly; thence, along said small creek, South 09°15'16" East 81.36 feet; thence South 05°59'53" East 284.36 feet; thence South 24°01'03" West 36.66 feet; thence, departing said small creek, South 01°07'24" East 77.03 feet; thence South 02°11'43" East 331.05 feet; thence South 06°10'57" East 327.38 feet to a point in the centerline curve of county road #G-68; thence Southeasterly, 452.93 feet along said curve, concave Southwesterly, having a radius of 636.63 feet, a central angle of 40°45'50" and a chord bearing South 46°43'44" East 443.45 feet to the East line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12); thence, along said east line, North 00°36'09" East 961.93 feet to the Point of Beginning. Said Parcel "A" contains 16.646 acres, including 1.073 acres of county road right-of-way. Easement: An Ingress-Egress Easement 20' wide in the Southwest Quarter (1/4) of Section One (1), being 10' on both sides of the following described centerline: Commencing at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1); thence North 89°45'16" East 20.05 feet to the Point of Beginning of the centerline of a 20' wide Ingress-Egress Easement; thence North 10°10'04" East 54.97 feet; thence North 14°07'34" West 43.80 feet; thence North 64°33'40" West 53.05 feet; thence South 89°12'07" West 84.64 feet; thence South 12°58'28" West 103.21 feet; thence South 80°52'53" West 93.75 feet; thence North 01°26'45" West 265.53 feet; thence North 82°44'55" East 303.51 feet; thence North 40°13'07" East 179.21 feet; thence North 59°47'55" East 83.84 feet to the terminus of said Easement centerline; And all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), lying Southeast of Clanton Creek and containing 12 1/2 acres, more or less, and the East 25 acres of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), And a tract of land commencing at a point 220 feet East of the Northwest corner of Section Twelve (12), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence East on the Section line 242 feet, thence South to the center line of the present public highway, thence West along the center line of said highway to Clanton Creek, being a point 180 feet West of the East line of Section Eleven (11), thence following the meanderings of said Clanton Creek to the point of beginning; And Beginning at the Center of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 89°33'09" East, 1042.54 feet along the South line of the Northeast Quarter (1/4) of Section One (1) to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North 33°54'47" West, 177.09 feet; thence North 20°23'59" West, 271.62 feet; thence North 58°33'02" West, 105.74 feet; thence North 02°09'58" West, 161.81 feet; thence North 13°26'26" West, 200.83 feet; thence North 28°36'11" East, 216.73 feet; thence North 18°23'20" East, 211.74 feet; thence North 45°03'42" West, 142.86 feet; thence South 83°29'48" West, 59.12 feet; thence South 70°10'38" West, 80.60 feet; thence South 48°37'57" West, 108.72 feet; thence South 34°50'51" West, 284.05 feet; thence North 87°23'43" West, 41.15 feet; thence South 46°33'27" West, 114.30 feet; thence South 63°38'46" West, 62.67 feet; thence South 17°18'57" West, 82.72 feet; thence South 01°05'58" West, 125.54 feet; thence South 10°32'06" West, 55.77 feet; thence South 34°24'56" West, 85.62 feet; thence South 05°56'28" West, 75.48 feet; thence South 46°39'18" East, 67.17 feet; thence North 86°14'35" East, 158.82 feet; thence North 57°00'39" East, 101.21 feet; thence South 67°46'17" East, 85.74 feet; thence South 35°40'32" East, 98.97 feet; thence South 09°25'50" West, 79.49 feet; thence South 07°20'11" East, 205.03 feet; thence South 05°58'39" West, 68.66 feet; thence South 29°31'55" West, 20.32 feet to the South line of said Northeast Quarter (1/4) of Section One (1); thence North 89°33'09" East, 493.91 feet along the South line of the Northeast Quarter (1/4) of Section One (1) to the point of beginning.

EXHIBIT "A"