

REAL ESTATE TRANSFER
TAX PAID 45

STAMP #
\$ 959.20

Michelle Utsler
RECORDER
3-29-01 Madison
DATE COUNTY

REC \$ 15⁰⁰
AUD \$ 15⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

FILED NO. 001225
BOOK 2001 PAGE 1225
2001 MAR 29 PM 2:33
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Christopher R. Sackett, 666 Grand Avenue, Suite 2000, Des Moines, (515) 242-2400
Individual's Name Street Address City Phone



Address Tax Statement: Wildwood Hills Inc., Attn: Kirk Whalen
1501 River Drive, Moline, IL 61265
\$600,000.⁰⁰

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One (1)
Dollar(s) and other valuable consideration,
Victoria L. Iverson and Stewart Iverson, husband and wife (Stewart Iverson is executing this Warranty Deed solely to convey any marital property rights that he may have).

do hereby Convey to
Wildwood Hills, Inc., an Iowa non-profit corporation

the following described real estate in Madison County, Iowa:

See EXHIBIT A attached hereto and incorporated herein.

Subject to current real estate taxes, and covenants, conditions, easements, liens, encumbrances and restrictions of record.

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: 3-12-2001

On this 12th day of March,
before me, the undersigned, a Notary Public for said State, personally appeared Victoria Iverson and Stewart Iverson, wife and husband

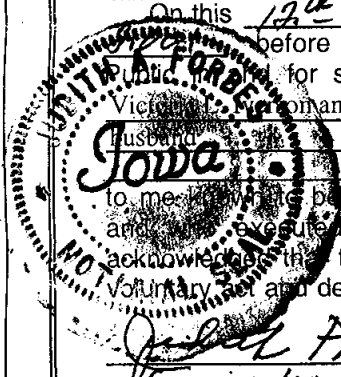
ss:

Victoria L. Iverson
Victoria L. Iverson (Grantor)

Stewart Iverson
Stewart Iverson (Grantor)

(Grantor)

(Grantor)



to me, who are the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Robert A. Jacobs
Expiration 4-6-01
Notary Public

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

EXHIBIT A

The South Half (S1/2) of the Southeast Quarter (SE1/4) and the South Six (6) acres of the North Half (N1/2) of the Southeast Quarter (SE1/4) and the South Half (S1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), all in Section Twenty (20); the North Half (N1/2) of the Northeast Quarter (NE1/4) except a tract beginning at the Southeast corner thereof, thence North 8 1/2 rods, thence West 9 35/85 rods, thence South 8 1/2 rods, thence East 9 35/85 rods to the place of beginning, and also except 7.71 acres in the Southwest corner thereof being 47.75 rods East and West and 25.7 rods North and South; also in tract beginning 46 rods East of the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), thence East 44 rods, thence South 4 rods, thence West 44 rods, thence North 4 rods to the place of beginning, all in Section Twenty-nine (29) Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The South Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) except a tract commencing at the Northwest corner thereof and running thence East 27 feet, thence in a Southwesterly direction in a straight line to a point 30 feet South of the point of beginning, thence North to the point of beginning; and all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) which lies South of Jones Creek and containing 25 1/2 acres, more or less; and the North Half (1/2) of the Southeast Quarter (1/4) except the South 6 acres thereof and except the South 49 rods of the North 69 rods of the West 16 rods thereof; all in Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; except in so far as this description overlaps description contained in Declaration of Homestead and Platting thereof in Book 44, Page 506, Madison County Records.

All that part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the North 5 acres of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21) Township Seventy-five (75) North, Range Twenty-six (26), Madison County, Iowa, lying south and west of the Center of Jones Creek, containing approximately 10 acres, together with all easements and servient estates appurtenant thereto except in so far as this description overlaps description contained in Declaration of Homestead and Platting thereof in Book 44, Page 506, Madison County Records.

Parcel "A" located in Section 20 and 21 of Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of Section 20, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa thence North $00^{\circ}08'20''$ East 1561.49 feet along the East line of the Southeast Quarter of said Section 20 to the Point of Beginning; thence continuing North $00^{\circ}08'20''$ East 1561.49 feet along the East line of the Southeast Quarter of said Section 20 to the Point of Beginning; thence continuing North $00^{\circ}08'30''$ East 894.87 feet along the East line of the Southeast Quarter of said Section 20 to a property line fence which is on the South line of the North 5 Acres of the Northwest Quarter of the Southwest Quarter of Section 21, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $87^{\circ}08'03''$ East 220.13 feet along said property line fence; thence North $00^{\circ}03'32''$ West 605.15 feet; thence South $88^{\circ}23'50''$ West 220.00 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 21; thence South $87^{\circ}20'34''$ West 210.00 feet; thence South $00^{\circ}06'53''$ East 560.27 feet; thence South $85^{\circ}54'10''$ West 1365.00 feet; thence South $00^{\circ}08'20''$ West 949.87 feet; thence North $85^{\circ}54'10''$ East to the Point of Beginning containing 40.000 Acres including 0.951 Acres of County Road Right-of-Way.

The North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

4.90 acres West of the Middle part of the West Half (W1/2) of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

That part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of County Road G 60.

All that part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20) lying North of Jones Creek; and all that part of the West 410 feet of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-one (21) lying between the center of Jones Creek and the center of County Highway No. G-50 as the same now proceeds through said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), all in Township Seventy-five (75) North, Range Twenty-six (26).