

REAL ESTATE TRANSFER
TAX PAID 34
STAMP #
\$ 167.20
Michelle Utzler
RECORDER
12-21-01 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

005791
FILED NO.
BOOK 2001 PAGE 5791
2001 DEC 21 PM 3:25
(3:26 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : Matura Action Corporation
283 W. Adams, Creston, IA 50801

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of ONE HUNDRED FIVE THOUSAND and no/100-----(\$105,000.00)---
Dollar(s) and other valuable consideration,
MADISON COUNTY MEMORIAL HOSPITAL

a corporation organized and existing under the laws of
IOWA

does hereby Convey to
Matura Action Corporation

the following described real estate in Madison County, Iowa:

A parcel of land commencing at a point on the centerline of Iowa Highway #169 which is 1915.4 feet north of the southeast corner of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, running thence North 171 feet along the centerline of said Highway #169, thence West 500 feet; thence South 171 feet; thence East 500 feet to the point of beginning, EXCEPT that part of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, described as follows: Commencing at the southeast corner of said Section Twenty-five (25); thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the east line of the Southeast Quarter (SE 1/4) of said Section Twenty-five (25) and the centerline of U.S. Highway 169 a distance of 1915.4 feet; thence North 89 degrees 43 minutes 35 seconds West 343.73 feet to the point of beginning; thence North 89 degrees 43 minutes 35 seconds West 155.91 feet; thence North 00 degrees 11 minutes 30 seconds West 171.00 feet; thence South 89 degrees 44 minutes 10 seconds East 151.26 feet; thence south 01 degrees 45 minutes 00 seconds East 171.13 feet to the point of beginning

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.

MADISON COUNTY MEMORIAL HOSPITAL

BOARD OF TRUSTEES

Dated: November 16, 2001

By Eldon Cole Chairman
Eldon Cole Title

By Mary Berry Secy/Treas.
Mary Berry Title

STATE OF IOWA MADISON COUNTY, ss:

On this 16 day of November before me, the undersigned, a Notary Public in and for said State, personally appeared Eldon Cole

and Mary Berry to me personally known, who being by me

duly sworn, did say that they are the Chairman of the Board of Trustees

and Secy/Treas. of the Board 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 Eldon Cole and

Mary Berry 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.

Sammy D Watts
11-8-2003 Notary Public