

REAL ESTATE TRANSFER
 TAX PAID 52
 STAMP #
 \$ 112.80
 Recorder
 4-24-02 Madison
 DATE COUNTY

REC \$ 5⁰⁰ COMPUTER
 AUD \$ 5⁰⁰ RECORDED
 R.M.F. \$ 1⁰⁰ COMPARED

FILED NO 001960

BOOK 2002 PAGE 1960

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HICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Prepared by Marcus F. Abels, 699 Walnut Street, Suite 1500, Des Moines, Iowa 50309-3943, 515-288-5000

Address Tax Statements: Scott D. Oakes and Carolyn R. Oakes, 3263 335th Street, Waukee, Iowa 50263

#70,512.00

WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, Terra Tracts, L.L.C., an Iowa Limited Liability Company, does hereby convey to Scott D. Oakes and Carolyn R. Oakes, husband and wife, as tenants in common

the following described real estate in **Madison County, Iowa:**

Parcel "C", located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) all in Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown by Plat of Survey filed in Book 3 at Page 169 on January 7, 1998, EXCEPT Parcel "D" as shown by Plat of Survey filed in Book 3, Page 222 on April 24, 1998 in the office of the Recorder of Madison County, Iowa, and EXCEPT Parcel "E" as shown in Plat of Survey filed in Book 2001, Page 5769 on December 21, 2001 in the Office of the Recorder of Madison County, Iowa, subject to easements and restrictions of record

REVENUE: \$ 112.80

The Limited Liability Company 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.

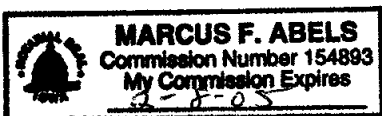
Dated: April 9, 2002

TERRA TRACTS, L.L.C.

By William K. Lowry, Mgr.
 William K. Lowry, Manager

STATE OF IOWA, POLK COUNTY, ss.

On this 9th day of April, 2002, before me, a Notary Public in and for the said State, personally appeared William K. Lowry, to me personally known, who being by me duly sworn did say that that person is a Manager of said limited liability company, and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said William K. Lowry acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Marcus F. Abels
 NOTARY PUBLIC IN AND FOR THE SAID STATE