

REAL ESTATE TRANSFER
TAX PAID 15

STAMP #
335.20

Michelle Utsler
RECORDER
3-7-03 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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BOOK 2003 PAGE 1275
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: C.C.P., Inc.
5658 S.E. 36th Street
Des Moines, IA 50320

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of TWO HUNDRED TEN THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
RICHARD C. LOEST and FRANCINE R. LOEST, Husband and Wife,

do hereby Convey to
C.C.P., INC.

the following described real estate in MADISON County, Iowa:

The Northwest Quarter (1/4) of Section Fifteen (15), except the East 28 rods of the South 27 rods thereof, and except that part of the Southeast Quarter (1/4) of said Northwest Quarter (1/4) which lies East of the public road and South of Clanton Creek, and also except that part thereof deeded to Madison County, Iowa; also the following described tract of land: Commencing at the Northwest corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Fifteen (15), and running thence East to Clanton Creek, thence in a Southwesterly direction following the meanderings of said Creek to where it crosses the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the place of beginning; all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B", located in the Southeast Quarter of the Northwest Quarter of Section 15, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section 15, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°27'04" East, 1139.43 feet along the East line of the Northwest Quarter of said Section 15; thence North 89°32'56" West, 488.69 feet to a point on the West right-of-way line of an existing County Road, which is also the Point of Beginning; thence South 20°59'56" West, 618.74 feet along said right-of-way line to a point on an existing stream centerline; thence North 46°33'43" West, 18.92 feet along said stream centerline; thence 51°05'51" West, 32.50 feet along said stream centerline; thence South 87°38'50" West, 121.02 feet along said stream centerline; thence South 59°52'31" West, 184.30 feet along said stream centerline; thence North 4°11'27" East, 680.40 feet along the projection of an existing fenceline; thence South 85°42'28" East, 492.73 feet to the Point of Beginning. Said Parcel contains 5.532 acres, which includes 0.953 acres of an existing FHA fish & wildlife easement (filed February 3, 1994 in Plat Book 2, Page 439 at the Madison County Recorder's office) and 0.530 acres of the existing Parcel "A" (filed January 26, 1995 in Plat Book 2 Page 541 at the Madison County Recorder's office).

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,
MADISON COUNTY,
On this 4th day of February,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD C. LOEST and FRANCINE R. LOEST

Dated: February 4, 2003
Richard C. Loest
RICHARD C. LOEST (Grantor)

Francine R. Loest
FRANCINE R. LOEST (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.

Judy Allen
Notary Public

(Grantor)

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

