

6 June 2005
Jan Welch
Debby Corkiem

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

St. Charles Park L.C.
4420 Grand Ave.
Des Moines, IA 50312

\$ 70,000.00

Return Document To: (Name and complete address)

✓ Jerrold B. Oliver
PO BOX 230
Winterset, IA 50312

Grantors:

Lawrence S. Soder
Jennifer Soder

Grantees:

St. Charles Park L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Seventy Thousand
Dollar(s) and other valuable consideration,
Lawrence S. Soder and Jennifer Soder, Husband and Wife

do hereby Convey to
St. Charles Park L.C.

the following described real estate in Madison County, Iowa:

Parcel C - a Part of Parcel B in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, described as follows: Beginning at the Northeast corner of said Parcel B; thence South 00°51'21" East a distance of 672.56 feet; thence South 88°55'13" East a distance of 332.54 feet; thence South 00°44'30" West a distance of 653.39 feet; thence North 88°52'26" West a distance of 661.87 feet; thence North 00°20'44" East a distance of 1325.07 feet; thence South 88°55'49" East a distance of 319.74 feet to the point of beginning, having an area of 15.000 acres including 0.48 acres of county road right of way.

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,
COUNTY OF MADISON

Dated: June 4 2005

This instrument was acknowledged before
me on 6-4, 05 by
Lawrence S. Soder and Jennifer Soder

[Signature]
Lawrence S. Soder (Grantor)

[Signature]
Jennifer Soder (Grantor)

[Signature], Notary Public



(Grantor)

(Grantor)