

Document 2005 3396

Book 2005 Page 3396 Type 03 001 Pages 3  
Date 7/21/2005 Time 11:00 AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$228.00  
Rev Stamp# 329 DOV# 323

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR TAX  
THIS 21 DAY OF July 2005  
*Jan Welch*  
*Debby Corkran*  
DEPUTY

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



\$ 143,000.00

## WARRANTY DEED

(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

A. Zane Blessum, 113 North John Wayne Drive, Winterset, IA 50273, Phone: (515) 462-1666

*WCA*

**Taxpayer Information:** (Name and complete address)

Brookhart Rentals, LLC

**Return Document To:** (Name and complete address)

2370 Molly D. Court  
Winterset, Iowa 50273

**Grantors:**

Jan-Cat, Inc.

**Grantees:**

William C. Brookhart  
Karen L. Brookhart

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of ONE HUNDRED FORTY THREE NO/000 (\$143,000.00)  
Dollar(s) and other valuable consideration,  
Jan-Cat, Inc.  
a corporation organized and existing under the laws of  
Iowa  
does hereby Convey to  
Brookhart Rentals, LLC

the following described real estate in MADISON County, Iowa:  
See Attached

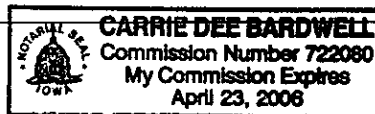
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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.

Dated: 7/15/05  
By Jan-Cat, Inc.  
a(n) Iowa corporation  
By [Signature]  
Mark Switzer, President Title  
By \_\_\_\_\_ Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 7-15-05  
by Mark Switzer  
as President  
of Jan-Cat, Inc.



[Signature]  
Notary Public

EXHIBIT "A"

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa,

**EXCEPT** Parcel "A" described as follows: beginning at the Southwest Corner of said NE1/4 SW1/4; thence N00°04'05"E, along the West line thereof, 831.55 feet; thence N89°34'34", 681.47 feet; thence S00°04'05"W, 831.55 feet to the South line of said NE1/4 SW1/4, thence S89°34'34"W, along the South line thereof, 681.47 feet to the point of beginning, containing 13.008 acres;

**AND**

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) lying South of the Public Highway, all in Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

**EXCEPT** Parcel "A" described as follows: beginning as a point of reference at the Southwest corner of said SE1/4 NW1/4, thence N00°04'05"E, 520.11 feet to the point of beginning, thence N00°04'05"E, 615.23 feet to the centerline of St. Charles Road; thence Easterly 413.37 feet along a curve with a radius of 2865.51 feet and a central angle of 08°15'55"; thence S00°56'13"E, 75.25 feet; thence S38°41'07"E, 143.11 feet; thence S31°28'59"E, 154.04 feet; thence S59°29'57"E, 282.46 feet; thence S50°10'25"E, 193.25 feet; thence N89°54'11"W, 975.46 feet to the point of beginning, containing 8.49 acres including 0.74 acres of County Road Right of Way;

and **EXCEPT** Parcel "B" described as follows: beginning at a point that is N00°12'56"W, 520.13 feet from the Southeast Corner of the SE1/4 of the NW1/4 of said Section 8; thence N89°54'11"W, 332.92 feet; thence N50°10'25"W, 193.25 feet; thence N59°29'57"W, 282.46 feet; thence N31°28'59"W, 154.04 feet; thence N38°41'07"W, 143.11 feet; thence N00°56'19"W, 75.24 feet; thence S89°40'34"E, 893.67 feet; thence S00°12'56"E, 580.96 feet; to the point of beginning, containing 9.11 acres of land including 2.70 acres of County Road Right of Way.

