

ENTERED FOR TAXATION
THIS 2 DAY OF Sept 2005
Jean Welch
Debby Corkleam
DEPUTY AUDITOR

Document 2005 4252

Book 2005 Page 4252 Type 03 001 Pages 3
Date 9/02/2005 Time 11:33 AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$20.00
Rev Stamp# 404

MICHELLE "MICKI" UTSLER, COUNTY RECO
MADISON IOWA

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

C



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

Preparer Information: (Name, address and phone number)

Richard J. Murphy
116 West Jefferson
Osceola, Ia 50213
Phone: (641) 342-2712

Taxpayer Information: (Name and complete address)

Lawrence C. Shannon
1090 G. 76 Highway
New Virginia, Ia 50210

Return Document To: (Name and complete address)

Lawrence C. Shannon
1090 G. 76 Highway
New Virginia, Ia 50210

\$ 13,000

Grantors:

Richard M. Perin

Grantees:

Lawrence C. Shannon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty Thousand
Dollar(s) and other valuable consideration,
Marion Alfred Perin a/k/a M. Alfred Perin by Richard M. Perin, attorney in fact for M. Alfred Perin

do hereby Convey to
Lawrence C. Shannon

the following described real estate in Warren and Madison County, Iowa:

SEE EXHIBIT A ATTACHED HERETO.

This deed give in completion of a real estate contract recorded in Book 135, Page 460, in Madison County Iowa and Book 385, Page 721-724, in Warren County, Iowa

Contract value \$ 40,000 less, Madison County value = \$13,000

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 CLARKE

Dated: September 1, 2005

This instrument was acknowledged before me on September 1st, 2005 by Richard M. Perin, Attorney in fact for M. Alfred Perin

Richard M. Perin
Richard M. Perin (Grantor)

(Grantor)

(Grantor)

(Grantor)

Richard J. Murphy
Richard J. Murphy Notary Public

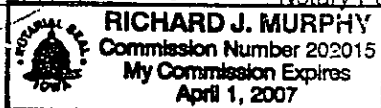


EXHIBIT A To Perin-Shannon Real Estate Contract
PARCEL I



All that part of the following which lies within the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as an irregular shaped tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and in the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the Northwest corner of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31); Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa, said point also being the Northeast corner of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, N90°00'00"E along the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 773.00 feet; thence, S00°00'00" E, 413.00 feet; thence, N90°00'00" E, along a line parallel with the 413.00 feet South of the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 368.85 feet; thence, S17°25'00"E along a line parallel with the 25.00 feet West of the Westerly right-of-way line of Interstate No. 35 as it is presently established, 231.16 feet; thence, S02°37'18"E along a line parallel with and 25.00 feet West of the Westerly right-of-way line of said Interstate No. 35, 314.02 feet; thence, S00°10'00"W along a line parallel with and 25.00 feet West of the Westerly right-of-way line of said Interstate No. 35, 656.00 feet; thence, N90°00'00"W along a line parallel with and 1603.26 feet South of the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 400.81 feet; thence, N00°42'33"W, 903.32 feet; thence, S90°00'00" W along a line parallel with and 700.00 feet South of the North line of the Northwest Fractional Quarter (1/4) of said Section Thirty-one (31), 811.50 feet more or less to the East line of Madison County, Iowa; thence continuing S90°00'00" W, 780.00 feet; thence, N00°00'00"E, 633.93 feet to the North line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36); thence N85°09'30"E along the North line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), 782.80 feet to the point of beginning, said tract of land being subject to and together with any and all easements of record; said tract of land being subject to a 33.00 feet wide public roadway easement on the North side thereof; said tract of land contains 35.50 acres more or less.

PARCEL II

The South 414.2 feet, more or less, of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa EXCEPT commencing at a point 1150.3 feet West of the South 1/4 corner of Section 30 and 12.7 feet North of the South line of said Section 30, said point of commencing also being the point of intersection of the center line of the East Lane of I-35; thence West along the projected center line of Iowa Hwy. 207, 750 feet; thence North 50 feet to point of beginning; thence 351.5 feet, thence East 516.12 feet to the West R.O.W. line of I-35, thence right 111° 52' 1/2" and Southwesterly along said West R.O.W. line, 378.75 feet to the North R.O.W. line of Iowa Hwy. 207, thence West 375.0 feet to point of beginning and EXCEPT land conveyed to the State of Iowa in Warranty Deed recorded in Book 125, Page 136-137. This parcel, 4.54 acres more or less, is currently bounded on its west, north and east boundaries by boundary line fences, which fences have been maintained in their current locations for more than 20 years. (Said east-side boundary line fence should not be confused with the fence that approximates the west boundary line of the 66-foot-wide access easement described in that certain easement instrument filed on August 30, 1973 in Book 34 at Page 430 of the land records of the County Recorder for Warren County, Iowa.)