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Rec Amt \$17.00 Aud Amt \$5.00
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MICHELLE "MICKI" UTSLER, COUNTY RECO
MADISON IOWA

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



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

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

\$ 52,000

Taxpayer Information: (Name and complete address)

Jeret C. Koenig
1090 G76 Highway
New Virginia, Iowa 50210

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Lawrence C. Shannon

Grantees:

Jeret C. Koenig

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Sixty Thousand and no/100ths (\$160,000.00)
Dollar(s) and other valuable consideration,
LAWRENCE C. SHANNON and CYNTHIA K. SHANNON, husband and wife,

do hereby Convey to
JERET C. KOENIG

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

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 MISSOURI
COUNTY OF GREENE

Dated: August 31, 2005

This instrument was acknowledged before
me on August 31, 2005 by
Lawrence C. Shannon and Cynthia K. Shannon

Lawrence C. Shannon (Grantor)

Cynthia K. Shannon (Grantor)

BRENDA HALL
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Aug. 12, 2006

Brenda Hall, Notary Public

(Grantor)

(Grantor)

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

EXHIBIT "A"



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°00'0"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°10'0"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.)