

ENTERED FOR TAXATION
THIS 21 DAY OF Oct 2005
[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

Document 2005 5178

Book 2005 Page 5178 Type 03 001 Pages 5
Date 10/26/2005 Time 1:37 PM
Rec Amt \$27.00 Aud Amt \$5.00
Rev Transfer Tax \$116.00
Rev Stamp# 502 DOV# 493

MICHELLE UTSLER, COUNTY RECORDER
MADISON, IOWA

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

CL



WARRANTY DEED

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

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213

Taxpayer Information: (Name and complete address)

Lawrence C. Shannon
2505 E. Barataria
Springfield, MO 65804

Return Document To: (Name and complete address)

~~Reynoldson Law Firm
P.O. Box 199
Osceola, Iowa 50213-0199~~

*Sam Braland
P.O. Box 370 Eastham, IA 50092*

Grantors:

Phyllis J. Perin
Marion Alfred Perin

Grantees:

Lawrence C. Shannon

Legal description: See Page 4

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One---
Dollar(s) and other valuable consideration,
Phyllis J. Perin f/k/a Phyllis J. Fitgarrald and Marion Alfred Perin,
wife and husband

do hereby Convey to
Lawrence C. Shannon

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

The legal description of the land being conveyed herein is set out in "Exhibit A", attached hereto.

This Warranty Deed is given in fulfillment of the Real Estate Contract recorded November 8, 1999, in Book 142 at Page 62 of the Records in the Madison County Recorder's Office.

Transfer Tax \$ 116.00 (Madison County)

This Warranty Deed is given in fulfillment of the Real Estate Contract recorded December 3, 1999, in Book 1999 at Page 12038 of the Records in the Warren County Recorder's Office.

Transfer Tax \$ 116.00 (Warren County)

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 Arizona
COUNTY OF Maricopa

Dated: October 22, 2005

This instrument was acknowledged before me on Oct 22, 2005 by
Phyllis J. Perin f/k/a Phyllis J. Fitgarrald, wife of
Marion Alfred Perin

Phyllis J Perin
Phyllis J. Perin (Grantor)

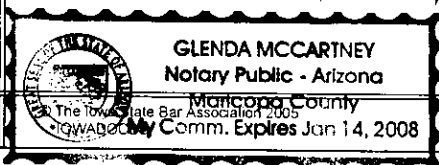
Marion Alfred Perin
Marion Alfred Perin (Grantor)

by Richard M. Perin as Attorney-in-Fact

Glenda McCartney, Notary Public

(Grantor)

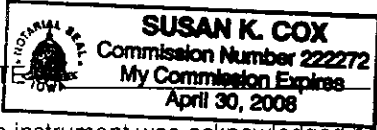
(Grantor)



STATE OF Iowa, COUNTY OF Clarke

This instrument was acknowledged before me on October 26, 2005, by
Marion Alfred Perin, husband of Phyllis J. Perin
by Richard M. Perin as Attorney-in-Fact

Susan K. Cox
Susan K. Cox, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

EXHIBIT "A"

The Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast 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, EXCEPT 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, S 00°00'00" E, 413.00 feet; thence, N90°00'00" E, along a line parallel with and 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 to and 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.

EXHIBIT "A"

The NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa,

EXCEPT THE FOLLOWING EXCEPTIONS:

EXCEPT all that property lying East of U.S. Interstate Highway No.35 and South of Iowa State Highway #207 in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 31;

And EXCEPT land sold to the State of Iowa in Deed Book 130, Pages 27 and 28 in the Office of the Recorder of Warren County, Iowa;

And EXCEPT The East 25 feet of that part of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of said Section 31, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa, lying Westerly of the Western right-of-way line of U.S. Interstate Highway No. 35, (this 25 foot wide tract in its Easterly-Westerly dimension lies adjacent to and immediately Westerly of the Western right-of-way line of U.S. Interstate Highway No. 35;

And EXCEPT commencing at the NW corner of said Section 31, thence North 90°00' East 773.00 feet along the North line of the NW $\frac{1}{4}$ of said Section, thence South 0°00' East 33 feet to the point of beginning, thence continuing South 0°00' East 380.0 feet, thence South 90°00' East and parallel to the North line of said NW $\frac{1}{4}$ 395.05 feet to the Westerly R.O.W. line of Interstate 35, thence North 17°25' West 367.25 feet along the present Westerly R.O.W. line of said Interstate 35, to a point which is 60.0 feet South and at Right Angles to Sta. 96 + 05 on Iowa Highway No. 207, as now established, thence South 89° 53' West and parallel to the Centerline of said Iowa Highway no. 207, 205.0 feet, thence North 0°07' West 29.08 feet to a point which is 33.0 feet South of the North line of said NW $\frac{1}{4}$, thence North 90° 00' West, Parallel to 33.0 feet South of the North line of said NW $\frac{1}{4}$, 80.0 feet to the point of beginning, except a 25.0 feet wide strip of land lying adjacent to and parallel to the East line of the above described tract of land, said 25.0 feet wide strip of land lies West of said East line, and said East line being the West line of said Interstate Highway 35; AND EXCEPT beginning at the NW corner of the NW fr $\frac{1}{4}$ of said Section 31, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa, (said point also being the NE corner of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa,), thence N 90° 00'00" E along the North line of the NW fr $\frac{1}{4}$ of said Section 31, 773.0 feet, thence S 00° 00'00" E, 413.0 feet, thence N 90°00'00" E along a line parallel with and 413.0 feet South of the North line of the NW fr $\frac{1}{4}$ of said Section 31, 368.85 feet, thence S 17°25'00" E along a line parallel with the 25.0 feet West of the Westerly right-of-way line of Interstate No. 35 as it is presently established, 231.16 feet, thence S 02°37'18" E along a line parallel with and 25.0 feet West of the Westerly right-of-way line of said Interstate No. 35, 314.02 feet, thence S 00°10'00" W along a line parallel with and 25.0 feet West of the Westerly right-of-way line of said Interstate No. 35, 656.0 feet, thence N 90°00'00" W along a line parallel with and 1603.26 feet South of the North Line of the NW fr $\frac{1}{4}$ of said Section 31, 400.81 feet, thence N 00°42'33" W, 903.32 feet, thence South 90°00'00" W along a line parallel with and 700.0 feet South of the North line of the NW fr $\frac{1}{4}$ of said Section 31, 811.50 feet more or less to the East line of Madison County, Iowa, thence North along said East line of Madison County, Iowa, to the point of beginning. Said tract of land being subject to a 33.0 feet wide public roadway easement on the North side thereof.