

ENTERED FOR TAXATION
THIS 21 DAY OF Oct 2005
(Samuel H. Braland)
(A. Spella) AUDITOR
DEPUTY AUDITOR

Document 2005 5179

Book 2005 Page 5179 Type 03 001 Pages 3
Date 10/26/2005 Time 2:16 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$359.20
Rev Stamp# 503 DOV# 494

MICHELLE UTSLER, COUNTY RECORDER
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

Taxpayer Information: (Name and complete address)

William M. Bintner and Julie A. Bintner
310 North Cherry
St. Charles, Iowa 50240

Return Document To: (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, Iowa 50273-0067

Grantors:

Lawrence C. Shannon

Grantees:

William M. Bintner
Julie A. Bintner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Twenty-Five Thousand and no/100ths (\$225,000.00)
Dollar(s) and other valuable consideration,
LAWRENCE C. SHANNON and CYNTHIA K. SHANNON, husband and wife,

do hereby Convey to
WILLIAM M. BINTNER and JULIE A. BINTNER, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

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

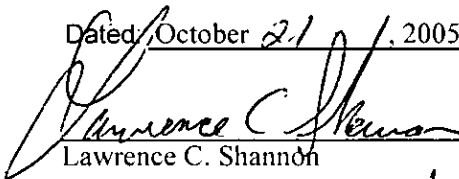
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; 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.

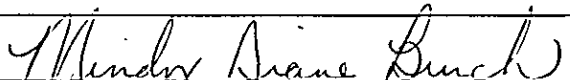
STATE OF MISSOURI
COUNTY OF GREENE

Dated October 21, 2005

This instrument was acknowledged before
me on October 21, 2005 by
Lawrence C. Shannon and Cynthia K. Shannon


Lawrence C. Shannon (Grantor)


Cynthia K. Shannon (Grantor)


Mindy Diane Bunch, Notary Public

MINDY DIANE BUNCH
Notary Public - Notary Seal
STATE OF MISSOURI
Harrison County
My Commission Expires March 18, 2008

(Grantor)

(Grantor)

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

EXHIBIT "A"

The Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) 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 (¼) of the Northeast Quarter (¼) 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 (¼) 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 (¼) 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 (¼) 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 (¼) 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 (¼) 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 (¼) 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 (¼) of the Northeast Quarter (¼) of said Section Thirty-six (36); thence N85°09'30" E along the North line of the Northeast Quarter (¼) of the Northeast Quarter (¼) 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.