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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer Information

Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



STATEMENT OF ESCROW AGENT

The undersigned states that there was deposited with the undersigned, as escrow agent, within the 180 days last past, an instrument of conveyance concerning real estate situated in Madison County, Iowa described as:

See attached legal description

in which Catherine Kilpatrick of Winterset, Iowa
is grantor and Doug D. Woodley and Connie A. Woodley of Winterset, Iowa
is grantee.

This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.

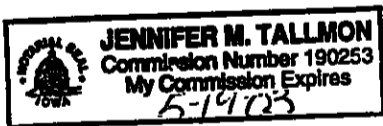
On this 14th day of November, 2001

Gordon K. Darling, Jr.
Gordon K. Darling, Jr. Escrow Agent

STATE OF IOWA

COUNTY OF MADISON } ss.

On this 14th day of November, 2001, before me, a Notary Public, personally appeared Gordon K. Darling, Jr., to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that (she) (he) (they) executed the same as (her) (his) (their) voluntary act and deed.



Jennifer M. Tallmon
Notary Public in and for the State of Iowa

STATE OF IOWA

COUNTY OF _____ } ss.

On this _____ day of _____, _____, before me, a Notary Public, in and for said county and state, personally appeared _____, to me personally known, who being by me duly (sworn) (affirmed) did say that (she) (he) (they) (is) (are) _____ of said (corporation) (association), that (the seal affixed to said instrument is the seal of said) (no seal has been procured by the said) (corporation) (association) and that said instrument was signed (and sealed) on behalf of the said (corporation) (association) by authority of its Board of (Directors) (Trustees) and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation) (association) by it voluntarily executed.

Notary Public in and for the State of Iowa

LEGAL DESCRIPTION

KILPATRICK - WOODLEY WARRANTY DEED

All that part of Northwest Quarter of the Southeast Quarter of Section 31 in Township 76 North, of Range 27, West of the 5th P.M., lying North of the public highway running East and West through said forty-acre tract and connecting with Court Avenue in Winterset, Iowa, and South of the right of way of the Chicago, Rock Island & Pacific Railway Company (excepting therefrom a tract 30 feet in width off of the West side thereof and a tract 550 feet in width off of the East side thereof) and excepting from the above described tract a tract 175 feet in length from East to West and 100 feet in width from North to South lying in the Northwest corner thereof, and also excepting a tract described as follows: Commencing at a point 10 feet South of the point of intersection of the South line of Jefferson Street in Winterset, Iowa, extended East, with the west line of said Northwest Quarter of the Southeast Quarter, running thence East 8 rods, thence North 10 rods, thence West 8 rods, thence South 10 rods to the place of beginning, subject to easement for railroad right-of-way purposes and for use as a railroad right-of-way in the following described tract, to-wit: beginning at a point 550 feet West of and 198 feet South of the Northeast corner of the West Half of the Southeast Quarter of said Section 31, thence West 150 feet, thence Southeasterly 212.14 feet, more or less, to the West line of the East 550 feet of the West Half of the Southeast Quarter of said Section 31, thence North 150 feet to the place of beginning;

And also excepting the East 233 feet of the entire primary tract above described;

And also excepting the following described tract: Beginning at a point 298.0 feet South of the Northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27, West of the 5th P.M., thence East 113.0 feet, thence South 281.25 feet, thence West 113.0 feet, thence North 281.25 feet to the point of beginning, and containing 0.54 acres, more or less, exclusive and excepting therefrom a tract 30.0 feet in width off of the West side thereof for road purposes;

And also excepting the following described tract: Commencing at the northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the North line of said Southeast Quarter 232.27 feet; thence South 00 degrees 17 minutes 16 seconds East 198.00 feet to the southerly line of the former right of way of the Chicago, Rock Island and Pacific Railroad and the point of beginning; thence continuing South 00 degrees 17 minutes 16 seconds East 858.38 feet to the centerline of the existing Madison County highway; thence North 89 degrees 44 minutes 17 seconds East along the centerline of the existing Madison County highway 281.58 feet; thence North 00 degrees 09 minutes 49 seconds West 857.08 feet to the southerly line of said former railroad right of way; thence North 90 degrees 00 minutes 00 seconds West 283.44 feet along said former right of way line to the point of beginning and containing 5.56 acres more or less, including 0.36 acres of highway right of way over the southerly 55.00 feet thereof and subject to encumbrances of record.