

ENTERED FOR TAXATION
THIS 31 DAY OF July 2006
J. P. Utzler
C. Spier
DEPUTY RECORDER

Document 2006 3136

Book 2006 Page 3136 Type 03 001 Pages 4
Date 7/31/2006 Time 3:39 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 346 DOV# 335

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



300,000

WARRANTY DEED

(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

Taxpayer Information: (Name and complete address)

Timothy T. and Sheila R. Morey
7400 Barnes Court
Fort Collins, CO 80528

Return Document To: (Name and complete address)

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

Grantors:

Elmer G. Van Buren
Garnet P. Schultz
Neoma V. Kreye
Donald C. Lahn, Trustee
Wanda M. Lahn, Trustee
Melvin Dwain Van Buren, Trustee
Louise Anna Van Buren, Trustee

Grantees:

Melvin Dwain Van Buren, Trustee
Louise Anna Van Buren, Trustee
Timothy T. Morey
Sheila R. Morey

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of One

Dollar(s) and other valuable consideration,
See Addendum 1

do hereby Convey to
See Addendum 2

the following described real estate in Madison County, Iowa:

The East Half of the Southwest Quarter (E½ SW¼) and the North Half of the Southeast Quarter (N½ SE¼), AND the South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) and in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 139 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa;

AND EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 140 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa.

TRANSFER TAX = \$479.20

Grantors do not warrant title to the former railroad right of way included in this real estate.

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.

Dated: June 29, 2006

Elmer G. Van Buren
Elmer G. Van Buren (Grantor)

Garnet P. Schultz
Garnet P. Schultz (Grantor)

Neoma V. Kreye
Neoma V. Kreye (Grantor)

Donald C. Lahn
Donald C. Lahn, Trustee (Grantor)

Wanda M. Lahn
Wanda M. Lahn, Trustee (Grantor)

Melvin Dwain Van Buren
Melvin Dwain Van Buren, Trustee (Grantor)

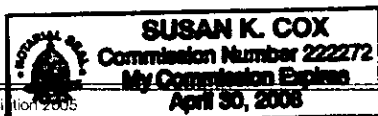
Louise Anna Van Buren
Louise Anna Van Buren, Trustee (Grantor)

(Grantor)
(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

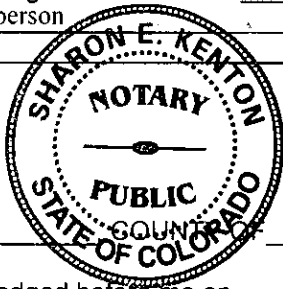
This instrument was acknowledged before me on June 29, 2006, by Elmer G. Van Buren, an unmarried person

Susan K. Cox
Notary Public



STATE OF COLORADO ^{CITY AND} COUNTY OF Denver

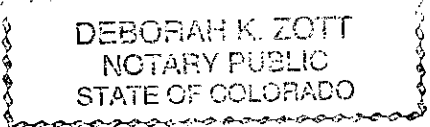
This instrument was acknowledged before me on July 5, 2006, by
Garnet P. Schultz, an unmarried person



Sharon E. Kenton
Notary Public
My commission expires 9/19/07.

STATE OF Colorado COUNTY OF Jefferson

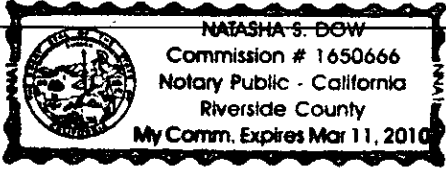
This instrument was acknowledged before me on June 30, 06, by
Neoma V. Kreye, an unmarried person



Deborah K. Zott
Deborah Zott, Notary Public

STATE OF California ^{My Commission Expires 03/29/2007} COUNTY OF Riverside

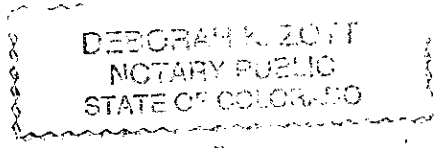
This instrument was acknowledged before me on July 18, 2006, by
Donald C. Lahn and Wanda M. Lahn, as Trustees



Natasha S. Dow
Natasha S. Dow, Notary Public

STATE OF Colorado COUNTY OF Jefferson

This instrument was acknowledged before me on June 30, 2006, by
Melvin Dwain Van Buren, as Trustee, and Louise Anna Van Buren, as Trustee



Deborah K. Zott
Deborah Zott, Notary Public

Addendum 1 - Sellers

Elmer G. Van Buren, an unmarried person;

Garnet P. Schultz, an unmarried person;

Neoma V. Kreye a/k/a Neoma V. Kreyl, an unmarried person;

Donald C. Lahn and Wanda M. Lahn, as Trustees of the Lahn Family Trust dated August 9, 1989;

Melvin Dwain Van Buren, as Trustee of The Melvin Dwain Van Buren Revocable Living Trust dated May 18, 1995; and

Louise Anna Van Buren, as Trustee of The Louise Anna Van Buren Revocable Living Trust dated May 18, 1995

Addendum 2 - Buyers

An Undivided 1/4 Interest to:

Melvin Dwain Van Buren,
as Trustee of The Melvin Dwain Van Buren Revocable Living Trust dated May 18, 2006;

An Undivided 1/4 Interest to:

Louise Anna Van Buren,
as Trustee of The Louise Anna Van Buren Revocable Living Trust dated May 18, 1995;

An Undivided 1/2 Interest to:

Timothy T. Morey and Sheila R. Morey,
husband and wife,
as Joint Tenants with full right of ownership in the survivor, and not as Tenants in Common