

Document 2006 4775

Book 2006 Page 4775 Type 03 001 Pages 3  
Date 11/16/2006 Time 12:25 PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$93.60  
Rev Stamp# 526

MICHELLE UTSLER. COUNTY RECORDER  
MADISON IOWA

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

X  
C

58,700

**WARRANTY DEED**  
Recorder's Cover Sheet

**Preparer Information:**

Robert D. Andeweg  
4500 Westown Parkway, Suite 277, Regency West 5  
West Des Moines, IA 50266-6717  
(515) 242-2438

**Taxpayer Information:**

Douglas and Eileen Gross  
4117 Ashby  
Des Moines, IA 50310

**Return Address**

4500 Westown Parkway, Suite 277  
West Des Moines, IA 50266-6717

**Grantors:**

T.J. Hamilton and M.A. Hamilton

**Grantees:**

Hickory Hill Hereford Farm, LLC

**Legal Description:** See Exhibit "A"

**Document or instrument number if applicable:**

**WARRANTY DEED**

FOR THE CONSIDERATION OF ONE DOLLAR (\$1.00) and other good and valuable consideration, **T.J. Hamilton and M.A. Hamilton**, husband and wife, do hereby convey to **Hickory Hill Hereford Farm, LLC**, an Iowa limited liability company, the following described real estate located in Madison County, Iowa, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein

Given in partial satisfaction of a certain real estate contract dated April 21, 2004, and filed for record April 26, 2004, in Book 2004, Page 1827

Actual consideration given \$58,700.00 – revenue stamps: \$93.60

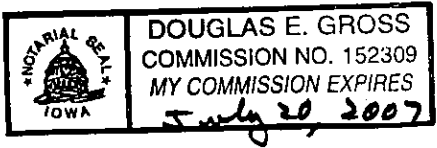
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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: Oct 29, 2006  
T.J. Hamilton  
T.J. Hamilton  
M.A. Hamilton  
M.A. Hamilton

STATE OF IOWA                    )  
  )SS.  
COUNTY OF Madison        )

This instrument was acknowledged before me on Oct. 29, 2006, by T.J. Hamilton and M.A. Hamilton, husband and wife.

[Signature]  
Notary Public in and for said County and State  
My Commission Expires: July 20, 2007



## EXHIBIT A

A part of the Northeast Quarter (1/4) and part of the Northwest Quarter (1/4) lying Northerly of the Northerly Right of Way Line of the Chicago, St. Paul, & Kansas City Railroad, in Section Thirty-two (32), Township Seventy-four (74), Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32); thence S 89°46'23" E a distance of 2622.31'; thence S 00°08'20" W a distance of 561.00'; thence N 87°21'59" E a distance of 652.51'; thence S 84°03'28" E a distance of 662.81'; thence S 00°08'20" W a distance of 315.15'; thence S 81°37'29" W a distance of 3330.36'; thence S 79°45'35" W a distance of 226.93'; thence N 00°24'39" E a distance of 170.77'; thence N 89°52'31" W a distance of 429.20'; thence N 00°40'04" E a distance of 1278.53' to the point of beginning, having an area of 90.64 acres including 0.97 acres of county road right of way easement,