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Jerrold B. Oliver
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Agriland FS, Inc., 421 N 10th St., Winterset, IA 50273



WARRANTY DEED

For the consideration of ~~Sixty-three thousand four hundred Dollar~~ Sixty-three thousand four hundred Dollar(s) and other valuable consideration, Madison County Development Group f/k/a Winterset Incentive Network, Inc.

do hereby
Convey to Agriland FS, Inc.

the
following described real estate in Madison County, Iowa:
See I in Addendum

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.

Madison County Development Group

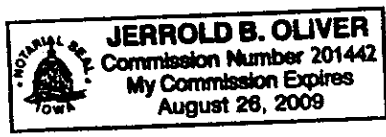
Dated: March 16, 2007

By: Jeffrey J. Nolan
Jeffrey J. Nolan, President (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on March 16, 2007, by Jeffrey J. Nolan,
President of Madison County Development Group f/k/a Winterset Incentive Network, Inc.

Jerrold B. Oliver
Notary Public



Addendum

1. The West Half (½) of Lot Five (5) in Bellamy's Addition to the City of Winterset, Plat No. 2, Madison County, Iowa.

Subject to:

1. Buyer shall construct a corporate headquarters and warehouse facility on the above described real estate. The construction of the facilities are to commence within 24 months of the date of delivery to the buyer of the Warranty Deed to said property. The building shall be compatible with other buildings located in the adjacent industrial park. Any storage on such premises shall be warehoused or fenced from public view.

2. If within 24 months of the delivery of the Warranty Deed from the Seller to Buyer, the Buyer has not commenced construction of the facilities referred in paragraph 1 title shall revert to Madison County Development Group. Such reversion shall be completed for all purposes upon Madison County Development Group filing an Affidavit to the effect that no substantial improvements have been constructed on the above described property within 24 months and upon payment and refund to Buyer the sum of \$63,450.00.