

Book 2007 Page 2007 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$159.20
Rev Stamp# 179 DOV# 188
LISA SMITH: COUNTY RECORDER
MADISON IOWA

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 G. Stephen Walters FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273
Preparer: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Welch Enterprise, L.C. 4513 Beaver, Des Moines, IA 50310



\$100,000.00

WARRANTY DEED

For the consideration of 100,000.00 Dollar(s) and other valuable consideration, Randy Scott Fenimore, a/k/a Scott Fenimore, an unmarried person

do hereby Convey to ~~WELCH ENTERPRISE, L.C.~~ Michael D. Welch and Christine R. Welch; husband and wife the

following described real estate in Madison County, Iowa: See attached Exhibit A.

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.

Randy Scott Fenimore
Randy Scott Fenimore (Grantor)

Dated: 4-18-07
(Grantor)

STATE OF IOWA COUNTY OF MADISON
This instrument was acknowledged before me on April 18, 2007, by Randy Scott Fenimore, a/k/a Scott Fenimore, an unmarried person

Lawrence C Watts
Notary Public

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/09

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

Commencing at the Southeast corner of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence West 20 rods, thence North 2 rods, thence West 22 rods, thence North to the North line of said Section Two (2), thence East 42 rods, thence South to the point of beginning, **excepting** therefrom that part of the South One (1) acre of the West Three-fourths (3/4) of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2), that may lie therein.

AND

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., **EXCEPT** the following three tracts:

1. A tract of land commencing at the Northeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Two (2), running thence West 500 feet along the North line of said 40-acre tract, thence South 265 feet, thence East 500 feet parallel with the North line of said 40-acre tract to the East line of said 40-acre tract, thence North 265 feet to the point of beginning.
2. A parcel of land in the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Two (2), described as commencing at the Northeast Corner of said Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4); thence South 265 feet along the East line of said Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) to the Point of Beginning, thence North 88°52' West 737.20 feet parallel to the North line of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4); thence South 70°23' West 189.80 feet thence South 04°07' West 380.30 feet; thence South 87°20' East 138.10 feet; thence South 15°37' East 358.10 feet; thence South 00°47' West 304.30 feet; thence South 89°00' East 713.00 feet along the South line of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4); thence North 00°00' 1,096.40 feet to the Point of Beginning. Said excepted parcel contains 20.3699 Acres including 0.9134 Acres of County Road Right-of-Way. The East line of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Two (2), is assumed to bear due North and South.
3. Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2), containing 1.32 acres as shown in Amended Plat of Survey filed in Book 2007, Page 900 on March 5, 2007, in the Office of the Recorder of Madison County, Iowa.

