

REAL ESTATE TRANSFER  
TAX PAID 13  
STAMP #  
\$ 137.60  
Michelle Utsler  
RECORDER  
6-5-98 Madison  
DATE COUNTY

REC \$ 10<sup>00</sup>  
AUD \$ 10<sup>00</sup>  
R.M.F. \$ 00

FILED NO. 5096  
BOOK 139 PAGE 182  
98 JUN -5 PM 2:24  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER ✓  
RECORDED ✓  
COMPARED ✓

Preparer Information: Richard B. Clogg, 106 E. Salem Ave., Indianola, IA 50125-0215, (515) 861-2574

Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of ONE Dollar(s) and other valuable consideration, West-Wes-We-W, Inc., a corporation organized and existing under the laws of Iowa does hereby Convey to Kathryn Jeanne West, L.L.C., an Iowa limited liability company, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and Incorporated herein

Title subject to (a) Zoning Ordinances; (b) such restrictive covenants as may be shown of record; (c) easements of record, if any; (d) mineral reservations, if any, of record; and (e) established highways and roads.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 25, 1998

West-Wes-We-W, Inc., an Iowa corporation

By: Kathryn Jeanne West  
Kathryn Jeanne West, President

STATE OF IOWA, WARREN COUNTY, ss:

On this 25 day of February, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kathryn Jeanne West to me personally known, who being by me duly sworn, did say that she is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Kathryn Jeanne West as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by her voluntarily executed.

Richard B. Clogg  
Notary Public



EXHIBIT "A"

A strip of land 100 feet in width extending over and across the Northeast Quarter of the Southwest Quarter and the South Half of the Southwest Quarter of Section 1, Township 75 North, Range 26 West of the Fifth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 1.

A strip of land 100 feet in width extending over and across the North Half of the Southeast Quarter of Section 1, Township 75 North, Range 26 West of the Fifth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 1.

The South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and all that part of the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter which lies North of the Railroad right of way and all that part of said 80 acre tract which lies South of said railroad right of way and North of the public highway, and the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) except the right of way of the Chicago, Great Western Railroad Company, all in Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, Except a parcel of land described as beginning at the Southwest Corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence N 0°03'20" E 702.09 feet along the West line of the said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence N 72°23'10" E 434.93 feet; thence S 12°18'14" E 421.83 feet; thence S 10°31'50" E 361.57 feet to a point on the South line of said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence S 73°19'43" W 177.18 feet to a point on the East line of the county road right-of-way; thence S 16°06'44" E along said East right-of-way line 45.33 feet to the North line of the Chicago, Great Western Railroad Co. right-of-way; thence S 69°40'18" W along said railroad right-of-way 438.89 feet to the West line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 1; thence N 0°47'21" W 180.79 feet to the Point of Beginning containing 9.8107 acres. 8.5450 acres including 0.0630 acres of county road right-of-way is in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 1 and 1.2657 acres including 0.6015 acres of county road right-of-way is in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1. Note: The West line of the SW $\frac{1}{4}$  of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, is assumed to bear due North and South.

All of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1) lying South of the Railroad and Public Highway, and all of the East half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twelve (12) North of Clanton Creek belonging to the Grantor, and containing 93 acres more or less, all in Township 75 North, Range 26, West of the 5th P.M. Iowa.

The Southwest Quarter of the Southeast Quarter of Section 1 and the Northwest Quarter of the Northeast Quarter of Section 12, and a tract of land commencing at the Northeast corner of said Section 12 and running thence West 80 rods, thence South 80 rods, thence East 25 rods, thence North 65 and  $\frac{5}{11}$  rods, thence East 55 rods, thence North 14 and  $\frac{6}{11}$  rods to the place of beginning, all in Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa.

A tract of land described as commencing at a point 14 and  $\frac{6}{11}$  rods South of the Northeast corner of the Northeast Quarter of Section 12 in Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, and running thence West 55 rods, thence South 1225 feet more or less to the present dredged channel of Clanton Creek, thence following said channel in a Northeasterly direction to the East line of said Section, thence North 467 feet more or less to the point of beginning.

The Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), except that part thereof lying South and West of Clanton Creek and a certain creek running in a Southwesterly to Northwesterly direction, in Section Twelve (12), Township Seventy-five (75), North of Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.