

2

REAL ESTATE TRANSFER  
TAX PAID 27

STAMP #

\$ 255.20

Michelle Utzler

RECORDER

8-17-98 Madison

DATE COUNTY

REC \$ 5<sup>00</sup>

AND \$ 5<sup>00</sup>

PL.P.F. \$ 1<sup>00</sup>

COMPUTER ✓

RECORDED ✓

COMPARED ✓

FILED NO. 849

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98 AUG 17 PM 3:39

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE RESERVED FOR RECORDER

SEND TAX STATEMENT TO: Mallard Oaks, L.C., 515 Grand Ave., Suite 230, Ames, IA 50010

RETURN TO/PREPARED BY: Franklin J. Feilmeyer, P.O. Box 270, Ames, IA 50010 (Tel: 515-239-5000)

WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That WSCC Partnership, an Iowa General Partnership, for valuable consideration, conveys unto **Mallard Oaks, L.C.**, an Iowa Limited Liability Company, the real property situated in Madison County, Iowa, described as follows:

The South 1/2 of the Northeast 1/4 AND the North 1/2 of the Southeast 1/4 AND the Southeast 1/4 of the Southeast 1/4 ALL IN Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa.

The warranties of title hereinafter provided are subject to applicable zoning, subdivision, health and rental housing regulations; restrictive covenants of record; and existing easements, streets, and other public rights-of-way that may cross the Property.

The partnership covenants to the above-named Grantee and successors in interest that the partnership does: (1) hold title in fee simple; (2) have good and lawful authority to sell and convey the real property; (3) hold the real property free and clear of all liens and encumbrances whatsoever, except as may be above stated; (4) hereby warrant to defend the real property against the lawful claims of all persons whomsoever, except as may be above stated; (5) hereby relinquish all rights of dower, homestead, and distributive share in and to the real property.

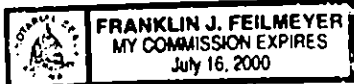
Dated August 17, 1998.

WSCC PARTNERSHIP

BY: Donald W. Wendl BY: Henry Schneider IV  
Donald W. Wendl, General Partner Henry Schneider IV, General Partner

STATE OF IOWA, COUNTY OF STORY, SS:

On August 17, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald W. Wendl and Henry Schneider IV to me personally known, who, being by me duly sworn, did say that they are partners of WSCC Partnership, a general partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Franklin J. Feilmeyer  
Notary Public