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IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

FILED NO. 888

BOOK 139 PAGE 401

98 AUG 20 PM 3:15

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10.00 COMPUTER
ADD \$ 5.00 RECORDED
REF \$ 1.00 COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
HELEN E. EVANS, Trustee of the Revocable Inter Vivos Trust of Helen E. Evans,

do hereby Convey to
ZION FARMS, INC.

the following described real estate in Madison County, Iowa:

All that part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North 00 degrees 00'00" East, a distance of 1111.66 feet to the Point of Beginning; thence North 90 degrees 00'00" West, a distance of 200.00 feet; thence North 00 degrees 00'00" East, a distance of 200.00 feet to the existing fence line; thence South 90 degrees 00'00" East, a distance of 200.00 feet to the East Line of said Section 16; thence South 00 degrees 00'00" West, a distance of 200.00 feet to the Point of Beginning, containing 0.92 acres including 0.15 acres of road Right of Way

This Deed is given in partial satisfaction of a real estate contract recorded in book 131, page 701 of the Recorder's office of Madison County, Iowa. The interest of Vendees, Mark B. Hollingsworth and Brenda I. Hollingsworth, in and to said real estate has been transferred and conveyed to Zion Farms, Inc.

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater Statement is required.

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 distributiv 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.

STATE OF _____

Dated: July 28, 1998

ss:

_____ COUNTY,

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Helen E. Evans
Helen E. Evans, Trustee (Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Notary Public

(Grantor)

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

THE IOWA STATE BAR ASSOCIATION
Official Form No. 186

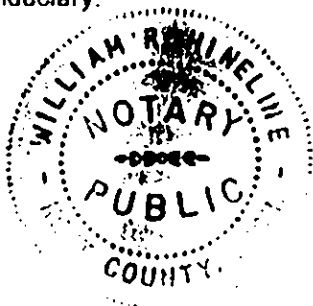
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STATE OF Michigan, COUNTY OF Kent ss:

On this 28th day of July, 1998, before me, the undersigned, a Notary Public in and for the said State, personally appeared Helen E. Evans to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.



William R. Hineine
William R. Hineine Kent County
Notary Public in and for said State.
My commission expires 2-21-2000

(Section 558 39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary