

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

REAL ESTATE TRANSFER
TAX REC'D 43
\$ 19,20
Michelle Utzler
RECORDER
7-22-98 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 10.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. 401
BOOK 139 PAGE 354
98 JUL 22 PM 3:57
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Emery H. Schnoor Box 87, Star Rte. 78, Pine River, MN 218-587-4125
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Twenty Thousand and 00/100 (\$120,000.00)
Dollar(s) and other valuable consideration,
Emery H. Schnoor and Donna M. Schnoor, husband and wife

do hereby Convey to
J.S. Living Trust

the following described real estate in Madison County, Iowa:

The East 35 acres of the Southeast Quarter (1/4) of the Northeast Quarter (1/4); the South 8 1/2 rods of the East 9 and 35/85 rods of the Northeast Quarter (1/4) of the Northeast Quarter (1/4); and a tract commencing at the Northeast corner of the Southeast Quarter (1/4); running thence South 57.69 Rods to Center of Clanton Creek, thence down the center channel of said Creek to the North line of said tract, thence East 9 rods to the place of beginning; all in Section Twenty-Nine (29); and the West 9 rods of the South 4 rods, 7 feet and 4 inches of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); the South Half (1/2) of the Northwest Quarter (1/4); and the North Half (1/2) of the Southwest Quarter (1/4); of Section Twenty-Eight (28); all in Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa; excepting the right of way of Chicago, Great Western Railroad Company and expecting a tract conveyed to Madison County, Iowa, described as commencing at the Northwest Corner of the Southwest Quarter (1/4) of Section 28, thence South 34 rods, thence Southwesterly 26 1/2 rods, thence East 40 rods, thence Northwesterly to a point 34 rods South of the point of beginning; except approximately 61 acres lying Southeast of the Railroad and South of Clanton Creek in the South Half of Northwest Quarter and north half of Southwest Quarter of Section 28.

SEE LEGAL DESCRIPTION ATTACHED

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.

STATE OF Minnesota

Dated: July 10, 1998

Cass COUNTY, ss:

Emery H. Schnoor
Emory H. Schnoor (Grantor)

On this 10th day of July, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Emery H. Schnoor and Donna M. Schnoor, husband and wife

Donna M. Schnoor
Donna M. Schnoor (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.

Lynn M. Daudt
LYNN M. DAUDT
NOTARY PUBLIC-MINNESOTA
CROW WING COUNTY
Expires Jan. 31, 2000
Notary Public

(Grantor)

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

(Grantor)

AND ALSO: including the North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-nine (29), in Township Seventy-five North (75N), Range Twenty-six West (26W) of the Fifth Principal Meridian, excepting therefrom the following described tract containing 4.48 acres, to-wit:

beginning at the East Quarter corner of said section and running thence South on the section line 952 feet to the center of Clanton Creek, thence along the center of said Creek to the North line of said 80 acre tract, thence East 149 feet to the place of beginning; also excepting the railroad right of way deeded to the Chicago, St. Paul and Kansas City Railway Company as now located.

Seller retains ownership of the water rights at the well and wind mill located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Twenty-nine (29), Township Seventy-five North (75N), Range Twenty-six West (26W), which is presently connected by a water and electrical lines with real estate described as the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Twenty-nine (29) in Township Seventy-five North (75N), Range Twenty-six West (26W) of the Fifth Principal Meridian together with the pump and all other equipment used in connection with said well; and retains an easement across the real estate involved in this Contract for the purpose of maintenance and repair of said well, equipment and lines.

Subject to restrictions, reservations and easements, if any, of record.

This Deed is given in full settlement of a real estate contract filed in deed record 125 Page 626.