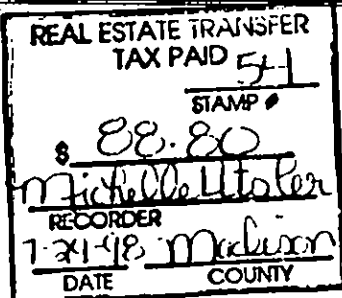


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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

DEC \$ 5.00
ADD \$ 3.00
STATE \$ 1.00

COMPUTER ☒
RECORDED ☒
COMPARED ☒

FILED NO. 514
BOOK 62 PAGE 610
98 JUL 29 PM 2:31

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone

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



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-SIX THOUSAND
Dollar(s) and other valuable consideration,

MICHAEL GREEN and MARY ANN GREEN, Husband and Wife,

do hereby Convey to
WINTERSSET IV, Limited Partnership,

the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Lot One (1) of Northwest Development Plat-2, said Lot One (1) more particularly described as: Commencing at the North Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00 degrees 00'00" 394.06 feet along the West line of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence South 90 degrees 00'00" East 50.00 feet to the Point of Beginning; thence South 00 degrees 00'00" 270.00 feet, thence South 89 degrees 43'03" East 300.00 feet along the North line of the Northwest Development Plat 1; thence North 00 degrees 00'00" 270.00 feet; thence North 89 degrees 43'03" West 300.00 feet to Point of Beginning, said excepted parcel of land containing 80,999 square feet.

This Deed is given in satisfaction of a Real Estate Contract filed May 15, 1998, in book 62, page 462 of the Recorder's office of Madison County, Iowa.

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 IOWA

Dated: 7-28-98

MADISON COUNTY,

ss:

On this 28th day of July,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Michael Green and Mary Ann Green

Michael Green (Grantor)

Mary Ann Green (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.

Robert C. Duff
Notary Public

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

