

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

REAL ESTATE TRANSFER
TAX PAID 12
STAMP #
\$ 21.60
Michelle Utler
RECORDER
11 13 98 Madison
DATE COUNTY

REC'D 15:00
FILED 10:00

FILED NO. 1972
BOOK 139 PAGE 776

98 NOV 12 AM 10:42

COMPLETED ✓
RECORDED ✓
INDEXED ✓

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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 THIRTEEN THOUSAND SEVEN HUNDRED TWENTY
Dollar(s) and other valuable consideration,

DARRELL M. NIELSEN and JOAN E. NIELSEN, Husband and Wife,

do hereby Convey to
Mallard Flats, L.C.

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

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 ALASKA
4TH JUNIOR DIST COUNTY, SS:
On this 20 day of OCTOBER
1998, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Darrell M. Nielsen and Joan E. Nielsen

Dated: Oct. 20 1998
Darrell M. Nielsen
Darrell M. Nielsen (Grantor)

X Joan E. Nielsen
Joan E. Nielsen (Grantor)

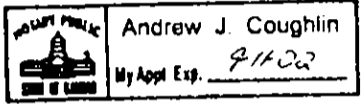
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Pat Wald
Notary Public

(This form of acknowledgment for individual grantors only)

STATE OF Kansas, Johnson COUNTY, ss:
On this 26 day of Oct, 19 98 before me, the undersigned, a
Notary Public in and for said State, personally appeared
Jann E Nielsen Jean E Nielsen

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.



Andrew J. Coughlin 10-26-98
Notary Public

STATE OF _____ COUNTY, ss:
On this _____ day of _____, 19 _____ before me, the undersigned, a
Notary Public in and for said State, personally appeared

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.

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "A", located in the Southeast Quarter of the Northeast Quarter of Section 8 & in the Southwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South $85^{\circ}57'42''$ West along the North line of the Southwest Quarter of the Northwest Quarter of said Section 9, 1320.46 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 9; thence South $S5^{\circ}57'42''$ West along the North line of the Southeast Quarter of the Northeast Quarter of Section 8, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, 1319.89 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 8; thence South $0^{\circ}56'32''$ East along the West line of the Southeast Quarter of the Northeast Quarter of said Section 8, 497.69 feet; thence South $51^{\circ}10'01''$ East along an existing fenceline, 1139.36 feet; thence South $0^{\circ}46'26''$ West, 4.16 feet to a point on the North right-of-way (R.O.W.) line of an unpaved County Road; thence North $86^{\circ}02'31''$ East along said R.O.W. line, 1544.50 feet; thence North $62^{\circ}39'55''$ East along said R.O.W. line, 137.26 feet; thence North $24^{\circ}06'23''$ East along said R.O.W. line, 149.20 feet; thence North $0^{\circ}58'13''$ West along said R.O.W. line, 574.98 feet; thence North $5^{\circ}46'48''$ East along said R.O.W. line, 280.77 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 9; thence North $0^{\circ}58'13''$ West along the East line of the Southwest Quarter of the Northwest Quarter of said Section 9, 242.11 feet to the Point of Beginning. Said Parcel contains 68.599 acres.