

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 163

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

FEES \$10.00

FILED NO. 2022

TODS

BOOK 139 PAGE 784

RECORD 1.00

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COMPUTER

RECORDED

COMPALED

MICHELLE HUBBARD  
RECORDER  
MADISON COUNTY, IOWA

Preparer  
Information

Samuel H. Braland,

P.O. Box 370,

Earlham, IA 50072

(515) 758-2267

Individual's Name

Street Address

City

Phone



### STATEMENT OF ESCROW AGENT

SPACE ABOVE THIS LINE  
FOR RECORDER

The undersigned states that there was deposited with the undersigned, as escrow agent, within the 180 days last past, an instrument of conveyance concerning real estate situated in Madison County, Iowa described as:

Real estate described on Legal Description attached hereto and by this reference incorporated herein,

in which Edwin R. & Marjorie Smith of Earlham, Iowa is grantor and Ralph B. Hunter Trust of Earlham, Iowa is grantee.

This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.

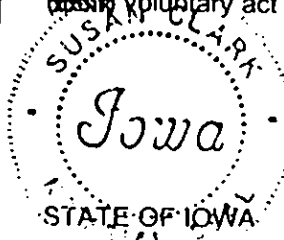
On this 16th day of November, 19 98.

FEER, NELSON & BRALAND

By Samuel H. Braland  
(Samuel H. Braland) Escrow Agent

STATE OF IOWA }  
COUNTY OF MADISON } ss.

On this 16th day of November, 19 98, before me, a Notary Public, personally appeared Samuel H. Braland, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that ~~(she)~~ (he) ~~(they)~~ executed the same as ~~(her)~~ (his) ~~(their)~~ voluntary act and deed.



Susan Clark  
(Susan Clark)  
Notary Public in and for the State of Iowa

STATE OF IOWA }  
COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me, a Notary Public, in and for said county and state, personally appeared \_\_\_\_\_, to me personally known, who being by me duly (sworn) (affirmed) did say that (she) (he) (they) (is) (are) \_\_\_\_\_ of said (corporation) (association), that (the seal affixed to said instrument is the seal of said) (no seal has been procured by the said) (corporation) (association) and that said instrument was signed (and sealed) on behalf of the said (corporation) (association) by authority of its Board of (Directors) (Trustees) and the said \_\_\_\_\_ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation) (association) by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

LEGAL DESCRIPTION

The Northwest Fractional Quarter of the Northeast Quarter (NW Fr. ¼ NE¼) and the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) all in Section 6, Township 77 North, Range 28 West of the 5<sup>TH</sup> P.M., Madison County, Iowa, EXCEPT the following four (4) parcels:

(1) Tract No. 1 conveyed to the Town of Earlham, Iowa under Warranty Deed recorded on November 28, 1967 in Book 97, Page 39 in the Office of the Recorder of Madison County, Iowa and described as The East 1,000 feet of the North 850 feet of the South 1,550 feet of the West Half of the Northeast Quarter (W½ NE¼) of Section 6, Township 77 North, Range 28 West of the 5<sup>TH</sup> P.M., Madison County, Iowa, containing 19.51 acres, more or less;

(2) Tract No. 2 conveyed to the Town of Earlham, Iowa under Warranty Deed recorded on November 28, 1967 in Book 97, Page 39 in the Office of the Recorder of Madison County, Iowa and described as The East 50 feet of the South 700 feet of the West Half of the Northeast Quarter (W½ NE¼) of Section 6, Township 77 North, Range 28 West of the 5<sup>TH</sup> P.M., Madison County, Iowa, containing 0.79 acres, more or less;

(3) Smith's Addition to the City of Earlham, Madison County, Iowa, located in the SW¼ NE¼ of Section 6, Township 77 North, Range 28 West of the 5<sup>TH</sup> P.M., City of Earlham, Madison County, Iowa as filed in Plat Book No. 2, Page 334 in the Office of the Recorder of Madison County, Iowa. Said Smith's Addition contains 6.237 acres; and

(4) Parcel "A" in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 6, Township 77 North, Range 28 West of the 5<sup>TH</sup> P.M., City of Earlham, Madison County, Iowa as shown by survey recorded in Plat Book No. 2, Page 375 in the Office of the Recorder of Madison County, Iowa, and containing 1.771 acres.