

DEC. 28. 1998 5:13PM BRADSHAW LAW

NO. 623 P. 2/12

434 000

REAL ESTATE TRANSFER  
 TAX PAID 3  
 STAMP #  
 \$ 693.60  
 Michelle Utsler  
 RECORDER  
 1-4-99 Madison  
 DATE COUNTY

REC \$ 15<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

FILED NO. 2721  
 BOOK 141 PAGE 6  
 99 JAN -4 PM 1:55  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER ✓  
 RECORDED ✓  
 COMPARED ✓

Preparer Information Cynthia A. Hurley, 801 Grand Avenue, Suite 3700, Des Moines, (515) 246-5880

Individual's Name	Street Address	City	Phone
Cynthia A. Hurley ISBA # 14600			

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**  
 (Several Grantors)

For the consideration of one (1) Dollar(s) and other valuable consideration, Judith Ann Baur, as Trustee of the Trust Created Under Will of Bernice Duff FBO Judith Ann Baur and Richard W. Duff, as Trustee of the Trust Created Under the Will of Bernice Duff FBO Richard W. Duff, do hereby Convey to JSC Properties, Inc. the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto, subject to restrictions and easements of record, if any.

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.

Dated: 12-30-98

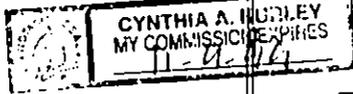
Judith Ann Baur, Trustee  
 Judith Ann Baur, as Trustee of the Trust Created Under the Will of Bernice Duff FBO Judith Ann Baur (Grantor)

Richard W. Duff, Trustee  
 Richard W. Duff, as Trustee of the Trust Created Under the Will of Bernice Duff FBO Richard W. Duff (Grantor)

This deed is given in full satisfaction of the Memorandum of Agreement regarding the above-described property dated December 30, 1998, filed December 31, 1998, and recorded in Book 139 at Page 843 with all warranties of title extending only to the date of filing of the above-mentioned Contract.

STATE OF IOWA, POLK COUNTY, ss:

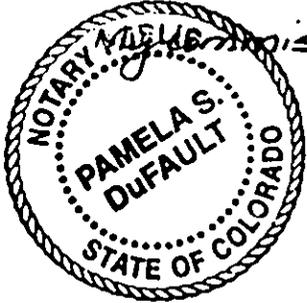
On this 12<sup>th</sup> day of December 1998 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Judith Ann Baur, as Trustee of the Trust Created Under the Will of Bernice Duff FBO Judith Ann Baur to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Cynthia A. Hurley  
Cynthia A. Hurley, Notary Public

STATE OF COLORADO, DENVER COUNTY, ss:

On this 28<sup>th</sup> day of Dec. 1998 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Richard W. Duff, as Trustee of the Trust Created Under the Will of Bernice Duff FBO Richard W. Duff to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as his voluntary act and deed.



Pamela S. Duffault  
Notary Public

## EXHIBIT "A"

Real estate located in Madison County, Iowa:

The North Fractional Half (N. fr  $\frac{1}{2}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 75.5 acres, more or less; and

The South Half ( $\frac{1}{2}$ ) of the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of Section Three (3) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except the right-of-way of the Chicago, Rock Island and Pacific Railroad Company across the same; and

The East Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Three (3) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except the South 82 rods of the West 40 feet thereof, and except Commencing at the center of Section Three (3), Township Seventy-seven (77) North, of Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence West 624.5 feet to the point of beginning, thence North  $0^{\circ} 29'$  West, 435.5 feet, thence West 650.55 feet, thence South  $0^{\circ} 29'$  East 435.5 feet, thence East 650.55 feet to the point of beginning and containing 6.504 acres, more or less.