

REAL ESTATE TRANSFER  
TAX PAID 14  
STAMP #  
\$ 247.20  
Michelle Utsher  
RECORDER  
1-7-99 Madison  
DATE COUNTY

REC \$ 10<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

FILED NO. 2770  
BOOK 62 PAGE 867  
99 JAN -7 AM 8:23

COMPUTER   
RECORDED   
COMPAIRED

Preparer Information: Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731  
Individual's Name Street Address City

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY IOWA  
SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of ONE HUNDRED FIFTY-FIVE THOUSAND and no/100 (\$155,000.00) Dollar(s) and other valuable consideration,  
**Winterset Professional Plaza, A Partnership**

do hereby Convey to  
**Earlham Home Health Care Agency**

the following described real estate in MADISON County, Iowa:

A parcel of land commencing at a point on the centerline of Iowa Highway #169 which is 1915.4 feet north of the southeast corner of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 171 feet along the centerline of said Highway #169, thence West 500 feet, thence South 171 feet, thence East 500 feet to the point of beginning, EXCEPT that part of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the southeast corner of said Section Twenty-five (25); thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the East line of the Southeast Quarter (SE 1/4) of said Section Twenty-five (25) and the centerline of U.S. Highway 169 a distance of 1915.4 feet; thence North 89 degrees 43 minutes 35 seconds West 343.73 feet to the point of beginning; thence North 89 degrees 43 minutes 35 seconds West 155.91 feet; thence North 00 degrees 11 minutes 30 seconds West 171.00 feet; thence South 89 degrees 44 minutes 10 seconds East 151.26 feet; thence South 01 degree 45 minutes 00 seconds East 171.13 feet to the point of beginning

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 \_\_\_\_\_, ss:

Dated: January 6, 1999

On this \_\_\_\_\_ day of \_\_\_\_\_ COUNTY, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

Greg Shahan  
Greg Shahan, Partner (Grantor)

L. Andrew Harris  
L. Andrew Harris, Partner (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.

(Grantor)

Notary Public

(Grantor)

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

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 191

Lewis H. Jordan ISBA # 02714

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



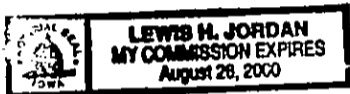
STATE OF IOWA, COUNTY OF MADISON, ss:

On this 6th day of January, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared Greg Shahan and L. Andrew Harris, to me personally known, who being by me duly sworn, did say that ~~they are the~~ <sup>they are the</sup> partners of

Winterset Professional Plaza, A Partnership

a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partners acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by ~~the partners~~ <sup>them</sup> voluntarily executed.

\_\_\_\_\_, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of partnerships