

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104

ISBA #

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

\$ 305,000

REAL ESTATE TRANSFER  
TAX PAID 8  
STAMP #  
\$ 487.20  
Michelle Utler  
RECORDER  
3-1-99 Madison  
DATE COUNTY  
P. O. BOX 215

REC \$ 10.00  
AUD \$ 10.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3546  
BOOK 141 PAGE 186  
99 MAR 1 PM 3:56  
99 MAR 1-28 14:56

Preparer Information P. F. Elgin  
Individual's Name

Street Address

P. O. BOX 215

Indianola, IA

City

Phone



WARRANTY DEED  
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE IS  
FOR RECORDER  
MADISON COUNTY, IOWA

For the consideration of one Dollar(s) and other valuable consideration,  
Midwest Automatic Sprinkler Fabrication and Supply Company, Inc. f/k/a Midwest Auto-  
matic Sprinkler Company, Incorporated  
a corporation organized and existing under the laws of  
Iowa  
does hereby Convey to  
Paul B. Nardini

the following described real estate in Madison County, Iowa:

Part of the East 88.8 acres of the South Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., and running thence North 1064 feet, thence South 83°50' West 1380 feet to the center of the channel of Middle River, thence up the center of Middle River on the following courses and distances: South 75°30' West 250 feet, thence South 83°50' West 495 feet, thence North 82° West 365 feet, thence North 28° West 210 feet to the Northerly line of the Southwest Quarter (¼) Southeast Quarter (¼) of said Section Twenty-five (25), thence South 83°50' West 380 feet to the Northwest Corner of the East 88.8 acres of the South Quarter (¼) of Section Twenty-five (25), thence South 1320 feet to the Southwest corner of said 88.8 acres, thence North 83°50' East to the point of beginning, containing 73.7 acres, more or less. The East line of Section Twenty-five (25) is taken to bear due North and South and attached Exhibit "A"

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.  
Midwest Automatic Sprinkler Fabrication and Supply Company, Inc. f/k/a Midwest Automatic Sprinkler Company, Incorporated

Dated: MARCH 1, 1999

By C. E. Brown  
C. E. Brown, President & Secy. Title

By \_\_\_\_\_  
Title



WARREN COUNTY, ss:  
\_\_\_\_\_ day of MARCH, 19 99 before me, the undersigned, a Notary  
Public in and for the State of Iowa, personally appeared C. E. Brown

and \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that they are the President & Secy. and \_\_\_\_\_, respectively, of said corporation; that (no seal has been procured by the said) (~~the seal affixed thereto is the seal of said~~) corporation that said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of Directors; and that the said C. E. Brown and \_\_\_\_\_ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Robert D. Fridley  
ROBERT D. FRIDLEY  
Notary Public

EXHIBIT A

**All that part of the North Fractional Half (1/2) of the North Half (1/2) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of State Highway No. 251, containing 118.21 acres, more or less,**