

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

James V. Sarcone, Jr. ISBA # 4845

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

When recorded return to Grantee

c/o Zane Blessum  
113 North John Wayne Drive  
P.O. Box 309  
Winterset, IA 50273

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 24  
\$ 271.70  
Michelle Utsler  
RECORDER  
3-5-99 Madison  
DATE COUNTY

FILED NO. 3637

BOOK 141 PAGE 222

99 MAR -5 PM 4:17

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information James V. Sarcone, Jr., 2000 Financial Center, Des Moines, IA 50309, (515) 243-7100  
170, 1100 Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

For the consideration of \$1.00  
Dollar(s) and other valuable consideration,  
Jon E. Batesole and Claudia Batesole, husband and wife,

do hereby Convey to  
Jan-Cat, Inc.

the following described real estate in Madison County, Iowa:

See Exhibit A attached hereto

This deed is given in full satisfaction of a real estate contract and memorandum  
of contract which was filed in Deed Record Book 134, Page 372 of the Madison  
County, Iowa records.

COMPUTER   
RECORDED   
COMPARED

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.

STATE OF Illinois

Dated: 3/2/99

Cook COUNTY, SS:

On this 2nd day of March  
19 99, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Jon E. Batesole and Claudia Batesole,  
husband and wife,

Jon E. Batesole (Grantor)

Claudia Batesole (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)

Sharon Benziger

(Grantor)

OFFICIAL SEAL  
SHARON B. BENZIGER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4-25-2001

EXHIBIT "A"

The Northeast Quarter (¼) of the Southwest Quarter (¼); and all that part of the East Half (½) of the West Half (½) of the Northwest Quarter (¼), and of the Southeast Quarter (¼) of the Northwest Quarter (¼) lying South of the Public Highway, all in Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West line of said Northwest Quarter (¼), North 00°00'00" 1,288.00 feet to the centerline of Public Highway G-50; thence along said centerline, South 87°55'00" East 322.57 feet; thence Southeasterly 336.33 feet along a 3,819.72 foot radius curve, concave Southwesterly and having a central angle of 05°02'42", to the point of beginning. Thence continuing Southeasterly 227.00 feet along a 3,819.72 foot radius curve, concave Southwesterly and having a central angle of 03°24'18"; thence South 79°28'00" East 342.79 feet; thence Southeasterly 509.17 feet along a 2,864.79 foot radius curve, concave northeasterly and having a central angle of 10°11'00" thence continuing along said centerline, South 89°39'00" East 899.50 feet to the East line of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8); thence along said East line, South 00°10'55" East 1,099.68 feet to the Southeast Corner of said Southeast Quarter (¼) of the Northwest Quarter (¼); thence South 00°06'31" West 1,301.79 feet to the Southeast Corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Eight (8); thence South 89°35'03" West 1,309.66 feet to the Southwest Corner of said Northeast Quarter (¼) of the Southwest Quarter (¼); thence North 00°04'05" East 1,312.64 feet to the Northwest Corner of said Northeast Quarter (¼) of the Southwest Quarter (¼); thence South 89°41'58" West 651.17 feet; thence North 00°24'06" West 1,253.00 feet, along the West line of the East Half (½) of the West Half (½) of the Northwest Quarter (¼) of said Section Eight (8), to the point of beginning. Said tract of land contains 90.54 Acres including 3.80 acres of Public Highway Right of Way,