

REAL ESTATE TRANSFER
TAX PAID <u>14</u>
STAMP #
\$ <u>280.80</u>
<u>Michelle Utzler</u>
RECORDER
<u>7-8-99</u> <u>Madison</u>
DATE COUNTY

REC \$ 10.00
 ADD \$ 5.00
 STATE \$ 1.00

FILED NO. 000133

BOOK 141 PAGE 693

1999 JUL -8 PM 4:05

COMPUTER
 RECORDED
 COMPARED

MICHELLE UTZLER
 RECORDER
 MADISON COUNTY, IOWA

Prepared by and after recording, please return to: Richard B. Margulies, Attorney at Law,
 2100 Westown Parkway, Suite 220, West Des Moines, Iowa 50265 (515) 226-9300

175, 810-08

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That North River Farms, L.P., an Iowa limited partnership, Grantor, in consideration of the trade and exchange of certain other real property through a qualified intermediary, does hereby convey unto to W.A. Krause and Mathias P. Manning, Grantees, the following described real estate in Polk County, Iowa:

The Southeast Quarter (1/4) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, except easement for pipe lines granted to Continental Construction Corporation, its successors and assigns, over and through said land, and EXCEPT a tract of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Ten (10), more particularly described as follows: Commencing at the Southeast corner of said Section Ten (10), thence along the East line of the Southeast Quarter (1/4) of said Section Ten (10), North 0°00'00" 222.60 feet; thence South 84°55'40" West 75.52 feet to the Westerly Highway Right-of-Way line and being the point of beginning. Thence continuing South 84°55'40" West 313.40 feet; thence North 02°28'10" West 184.04 feet; thence South 81°27'15" West 118.91 feet; thence North 80°12'40" West 96.93 feet; thence North 03°39'13" West 187.21 feet; thence North 87°28'27" East 310.88 feet; thence North 01°53'56" East 262.24 feet; thence North 90°00'00" East 241.52 feet to the Westerly Highway Right-of-Way line; thence along said Westerly Highway Right-of-Way line, South 00°12'17" East 52.63 feet; thence South 24°38'42" East 48.33 feet; thence South 00°12'17" East 153.00 feet; thence South 03°59'37" East 151.34 feet; thence South 23°26'50" West 149.56 feet; thence South 08°50'47" East 80.83 feet to the point of beginning, containing 5.446 acres.



The Grantor does hereby covenant with the Grantees, and their successors in interest, that the Grantor holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein stated; and the Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

This conveyance is subject to road right-of-way, gas pipeline easement, matters recited herein and restrictions, other easements, rights and reservations of record.

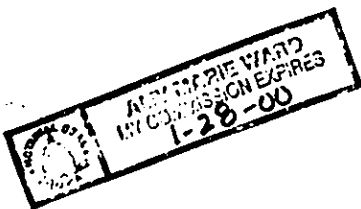
Signed this 22nd day of June, 1999.

NORTH RIVER FARMS, L.P.,
an Iowa general partnership

By: *Richard B. Margulies*
Richard B. Margulies,
General Partner

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 22nd day of June, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard B. Margulies, to me personally known, who, being by me duly sworn, did say that the person is the sole general partner of North River Farms, L.P., an Iowa limited partnership, executing the foregoing instrument; that the instrument was signed on behalf of the limited partnership by authority of the limited partnership; and that the general partner acknowledged the execution of the instrument to be the voluntary act and deed of the limited partnership, by it and by the general partner voluntarily executed.



Amy Marie Ward
NOTARY PUBLIC IN AND
FOR THE STATE OF IOWA AND COUNTY OF POLK