

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

James E. Van Werden ISBA # 05754

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

REC \$ 10.00

AUD \$ 10.00

R.M.F. \$ 1.00

FILED NO. 001090

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COMPUTER

RECORDED

COMPARED

MICHELLE W. MILLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

James E. Van Werden, 1009 Main St., P.O. Box 99, Adel, (515) 993-4545

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
Gayla L. Mills, single,

do hereby Convey to
John H. Hines and James E. Van Werden, as Co-trustees of the GAYLA L. MILLS TRUST AGREEMENT DATED
August 31, 1999,

the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

This deed is a transfer between grantor and grantor's trust; hence no revenue stamps are required.

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 IOWA

Dated: August 31, 1999

ss:

MADISON COUNTY,
On this 31 day of August,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Gayla L. Mills, single,

Gayla L. Mills

(Grantor)

(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)

Gayla L. Mills
Notary Public

(Grantor)

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

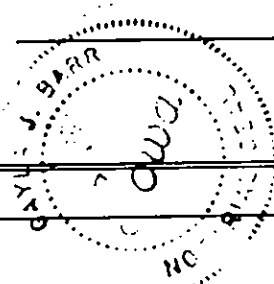


Exhibit "A"

All that part of the Southwest Quarter of the Southwest Quarter lying and being South of the North River in Section 11,

and

All that part of the West Half of the Southeast Quarter of the Southwest Quarter of Section 11 lying west of the main channel of North River, containing 3 acres, more or less,

and

East Half of the Northwest Quarter, North $\frac{3}{4}$ of the West Half of the Northwest Quarter; North Quarter of the Southwest Quarter; East 18 acres of the West 30 acres of the South Half of the North Half of the Southwest Quarter; and the West half of the Southeast Quarter of the Southwest Quarter of Section 14, subject to existing highways,

and

North Half of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, and the West Half of the Southwest Quarter of the Northeast Quarter, all in Section 14,

and

One (1) acre, the North part of the South Half of the Southwest Quarter of the Northwest Quarter, being a strip two (2) rods wide commencing at the Northwest corner of the South Half of the Southwest Quarter of the Northwest Quarter and extending East to road in Section 14,

all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa;

AND

The North twelve (12) acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

All that part of the Southwest Quarter (SW $\frac{1}{4}$) Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11) lying south of the centerline of the North River, and the Northwest Quarter (NW $\frac{1}{4}$) Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West, County and State aforesaid, lying westerly of a line drawn seventy-five (75) feet easterly from and parallel with the located main track centerline of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now staked and located on, over and across said above land, said main track centerline being more particularly described as beginning at a point in the West line of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11), one thousand six hundred forty and four-tenths (1,640.4) feet south of the northwest corner thereof; thence southerly on a straight line eighty-one and ninety-five hundredths (81.95) feet to point of two degree naught minute (2°0') curve to the right; thence continuing along said two degree naught minute (2°0') curve to the right nine hundred eighteen and twenty-five hundredths (918.25) feet to a point in the north line of the Northwest Quarter (NW $\frac{1}{4}$) Northwest Quarter (NW $\frac{1}{4}$) said Section Fourteen (14); thence continuing southwesterly along said two degree naught minute (2°0') curve to the right four hundred twenty-four and twenty-five hundredths (424.25) feet to point of tangent; thence southwesterly on a straight line one hundred two and ninety-five hundredths (102.95) feet to a point in the West line of said quarter quarter five hundred forty-four and seven-tenths (544.7) feet south of the northwest corner thereof; thence southwesterly on a straight line one thousand six hundred sixty-five and nine-tenths (1,665.9) feet to a point in the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-eight (28) West, four hundred sixty-one and one-tenth (461.1) feet north and three hundred eighty-seven and eight-tenths (387.8) feet west of the southeast corner thereof and containing in all 3.73 acres, more or less;

AND

The railroad right of way across the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), except that part lying South of North River, all in Section Eleven (11) in Township Seventy-six (76) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 1.89 acres more or less.