

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER  
TAX PAID 22  
STAMP #  
128.00  
Michelle Utzler  
12-21-99 Madison  
IOWA COUNTY

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 002339

BOOK 142 PAGE 154

1999 DEC 21 PM 3:25

MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of EIGHTY THOUSAND FOUR HUNDRED THIRTY-SEVEN AND .50/100  
Dollar(s) and other valuable consideration,

HELEN E. EVANS, Trustee of the Revocable Inter Vivos Trust of Helen E. Evans.

do hereby Convey to  
ZION FARMS, INC.

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

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 \_\_\_\_\_

Dated: December 15, 1999

SS:

\_\_\_\_\_ COUNTY,

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

Helen E. Evans, Trustee  
Helen E. Evans, Trustee (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)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Grantor)

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



STATE OF MICHIGAN, COUNTY OF Kent, ss:

On this 15<sup>th</sup> day of December, 1999, before me, the undersigned, a Notary Public in and for the said State, personally appeared Helen E. Evans to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

*William R. Huelme*

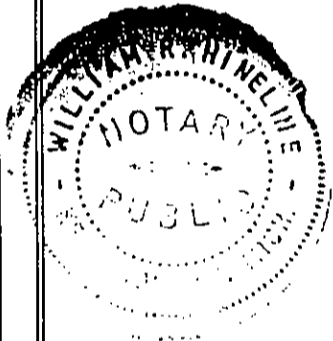
William R. Huelme

Kent County

, Notary Public in and for said State.

My commission expires 2-21-2000

(Section 558.39, Code of Iowa)



Acknowledgment: For use in the case of an individual fiduciary

**EXHIBIT "A"**

An undivided one-half interest in and to:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4); The North Half (1/2) of the Southeast Quarter (1/4) all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT for a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Sixteen (16), thence along the East line of said Section Sixteen (16), South 00°05'48" East 230.17 feet; thence South 90°00'00" West 465.76 feet; thence North 00°00'00" 260.71 feet; thence North 90°00'00" East 465.37 feet to the East line of said Section Sixteen (16); thence along said East line, South 00°00'00" 50.54 feet to the Point of Beginning, containing 3.000 Acres including 0.213 Acres of county road right-of-way, EXCEPT All that part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00 degrees 00'00" East, a distance of 1111.66 feet to the Point of Beginning; thence North 90 degrees 00'00" West, a distance of 200.00 feet; thence North 00 degrees 00'00" East, a distance of 200.00 feet to the existing fence line; thence South 90 degrees 00'00" East, a distance of 200.00 feet to the East Line of said Section 16; thence South 00 degrees 00'00" West, a distance of 200.00 feet to the Point of Beginning, containing 0.92 acres including 0.15 acres of road Right of Way

This Deed is given in satisfaction of a Real Estate Contract recorded in book 131, page 701 of the Recorder's office of Madison County, Iowa. The interest of Vendees, Mark B. Hollingsworth and Brenda I. Hollingsworth, in and to said real estate has been transferred and conveyed to Zion Farms, Inc.