

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

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

FILED NO. 3678
BOOK 62 PAGE 382
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COMPUTER
RECORDED
COMPARED

MICHELLE UTSLET
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED SIXTY THOUSAND
Dollar(s) and other valuable consideration,
RICHARD L. COOPER and JEANNE I. COOPER, Husband and Wife,

do hereby Convey to
WINTERSSET COMMUNITY SCHOOL DISTRICT,

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

This sale includes propane tank and propane in-tank.

This Deed is given for the purpose of correcting a prior Warranty Deed dated November 10, 1997, and recorded November 13, 1997, in book 138, page 218 of the Recorder's office of Madison County, Iowa.

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: March 23, 1998
Madison COUNTY, ss:

On this 23 day of March,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Richard L. Cooper and Jeanne I. Cooper

X Richard L. Cooper
Richard L. Cooper (Grantor)

Jeanne I. Cooper
Jeanne I. Cooper (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.

Jerrold B. Oliver

Notary Public
JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 28, 2000

(This form of acknowledgment is for use in Iowa)

EXHIBIT "A"

Parcel "G" formerly described as the East 391.9 feet of the South 254 feet of the North Half of the Northwest Fractional Quarter of Section 31, Township 76 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 the Northwest Fractional Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; Thence North 90°00'00" West 44.93 feet along the North line of Lane Street which is also the South line of the Northeast Quarter of the Northwest Fractional Quarter of said Section 31 to the Point of Beginning; thence continuing North 90°00'00" West 346.97 feet along said North line of Lane Street to the Southeast Corner of Lot 14 of Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1; thence North 00°56'00" West 253.28 feet along the East line of said Lot 14; thence North 90°00'00" East 343.30 feet along the South line of Lots 13 and 2 of said Watts & Corkrean Addition to the West line of 10th Street in the City of Winterset; thence South 01°45'46" East 253.37 feet along the West line of said 10th Street to the Point of Beginning containing 2.007 acres.