

REC 5th
AUD 5th
R.M.F. 1st

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FILED NO. 2850
BOOK 62 PAGE 297
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Jerrold B. Oliver
Individual's Name

P.O. Box 230
Street Address

Winterset
City

515/462-3731
Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TWO HUNDRED SIXTY-FIVE THOUSAND ----- (\$265,000)
Dollar(s) and other valuable consideration,
HARRY F. REED and NEYSA I. REED, Husband and Wife,

do hereby Convey to
WINTERSET AUTO, L.C.,

the following described real estate in Madison County, Iowa:

A parcel of land described as commencing at the Southeast Corner of Section 25, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa. Thence N.00°00' 1273.26 feet to Point of Beginning; thence N.00°00' 328.14 feet; thence N.90°00'W. 500.00 feet; thence S.00°00' 405.35 feet; thence N.81°13'E. 505.93 feet to Point of Beginning. Said parcel contains 4.2097 acres, including 0.5360 acres of U.S. Highway 169 right of way. East line of Section 25, Township 76 North, Range 28 West is assumed to bear due North and South.

EXCEPT the following-described portion of the above-described real property:

Commencing at the Southeast Corner of Section 25, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence N.0°0' 1554.26 feet to the point of beginning, thence N.88°3' West 351.84 feet, thence S.0°3' E. 347.26 feet, thence S.81°13'W. 150.41 feet, thence N.0°0' 405.35 feet, thence S.90°0' E. 500 feet, thence S.0°0' 47.14 feet to the point of beginning.

This Deed is given for the purpose of correcting an error in the Warranty Deed dated January 2, 1998, recorded in book 62, page 264.

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 Iowa,
Madison COUNTY, ss:
On this 27 day of Jan,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Harry F. Reed and Neysa I. Reed

Dated: _____
Harry F. Reed
Harry F. Reed (Grantor)
Neysa I. Keebler-Reed
Neysa I. Reed (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

(This form of acknowledgment is valid for the grantor(s) only)