

REC \$ 15.00  
AUD \$ 10.00  
R.M.F. \$ 1.00  
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FILED NO. 4920  
BOOK 139 PAGE 135  
98 MAY 26 PM 2: 50  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information  James E. Van Werden, 1009 Main Street, Adel, (515) 993-4545

Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One and no/100 (\$1.00)  
Dollar(s) and other valuable consideration,  
Carol R. Rinard and Betty L. Rinard, husband and wife, and Carol R. Rinard and Betty L. Rinard as trustees under the CAROLD RINARD and BETTY L. RINARD LIVING TRUST dated January 10, 1985,  
do hereby Convey an undivided one-half interest to Carol R. Rinard as trustee of the AMENDED CAROLD RINARD TRUST AGREEMENT DATED April 27, 1998, and an undivided one-half interest to Betty L. Rinard as trustee of the AMENDED BETTY L. RINARD TRUST AGREEMENT DATED, 1998  
the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

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 New Mexico  
Eddy COUNTY, SS:

Dated: May 11 - 1998

On this 11 day of May, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol R. Rinard and Betty L. Rinard, husband and wife,

Carol R. Rinard  
Carol R. Rinard (Grantor)

Betty L. Rinard  
Betty L. Rinard (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.

Carol R. Rinard  
Carol R. Rinard as trustee of the (Grantor) CAROLD RINARD and BETTY L. RINARD LIVING TRUST dated January 10, 1985  
Betty L. Rinard  
Betty L. Rinard as trustee of the (Grantor) CAROLD RINARD and BETTY L. RINARD LIVING TRUST dated January 10, 1985

Jana Chance



OFFICIAL SEAL Notary Public  
(This form of acknowledgment for Individual grantor(s) only)  
JANA CHANCE

## Exhibit "A"

The Northeast Quarter ( $\frac{1}{4}$ ), except a tract commencing 1614.25 feet North of the Southwest corner thereof and running thence East 171 feet, thence South 254.73 feet, thence West 171 feet, thence North 254.73 feet to the point of beginning, and the Southeast Quarter ( $\frac{1}{4}$ ), of Section Thirteen (13) in Township Seventy-seven (77) North Range Twenty-Seven (27) West of the 5th P.M.; and the West  $26\frac{1}{2}$  acres of Government Lot Three (3) and the West  $26\frac{1}{2}$  acres of Government Lot Four (4) of Section Eighteen (18) in Township Seventy-seven (77) North, Range Twenty-Six (26) West of the 5th P.M.; in Madison County, Iowa.

LESS AND EXCEPT a parcel of land in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13) in Township Seventy-Seven (77) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as commencing at a point 506.76 feet North of the Southwest corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ); thence South  $88^{\circ}00'00''$  East 1073.92 feet; Thence North  $02^{\circ}00'00''$  West 304.48 feet; Thence West 649.68 feet; Thence South  $02^{\circ}00'00''$  West 220 feet; Thence North  $88^{\circ}00'00''$  West 405.53 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) Thence South 61.13 feet to the point of beginning, containing 5 acres, more or less, including public road, and 4.915 acres, more or less, excluding public road, and reserving therefrom the West 300 feet for an ingress and egress easement.

AND

The West  $26\frac{1}{2}$  acres of Government Lot Three (3), and the West  $26\frac{1}{2}$  acres of Government Lot Four (4), all in Section Eighteen (18) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

The Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

Unit No. 2, Lakeview Christian Village of the Southwest in the City of Carlsbad, Eddy County, New Mexico.

STATE OF IOWA, DALLAS COUNTY, ss:

On this 27th day of April, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carol R. Rinard, individually and as spouse of Betty L. Rinard, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

*James E. Van Werden*

Notary Public in and for the State of Iowa



STATE OF IOWA, DALLAS COUNTY, ss:

On this 27th day of April, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carol R. Rinard, 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 the fiduciary.

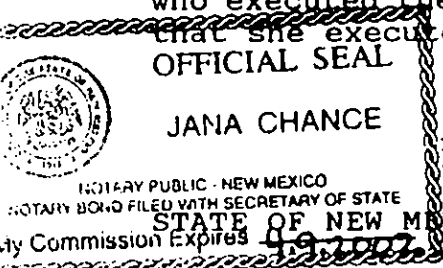
*James E. Van Werden*

Notary Public in and for the State of Iowa



STATE OF NEW MEXICO, Eddy COUNTY, ss:

On this 11 day of May, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betty L. Rinard, individually and as spouse of Carol R. Rinard, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



JANA CHANCE

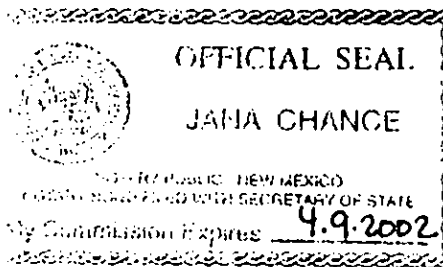
*Jana Chance*

Notary Public in and for the State of New Mexico



STATE OF NEW MEXICO, Eddy COUNTY, ss:

On this 11 day of May, 1998, before me, the undersigned, a Notary Public in and for the State of New Mexico, personally appeared Betty L. Rinard, 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 the fiduciary.



OFFICIAL SEAL

JANA CHANCE

*Jana Chance*

Notary Public in and for the State of New Mexico