

THE IOWA STATE BAR ASSOCIATION
Official Form No 107

James E Van Werden ISBA #05754

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

Entered for Taxation this 8th
day of April, 1998
Clayton, Auditor
Wick S. Blum, Deputy
Book 17A Page 297

RECORDED 3326
BOOK 1009 PAGE 3326

RECORDING 1500/100
TRANSFER 500
2100

15 APR -7 4 11 13
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES 3

REAL ESTATE TRANSFER
TAX PAID 1.50
STAMP #
\$ 460.40
Carol Hol
RECORDER
4-7-98 Dallas
DATE COUNTY

Preparer Information James E Van Werden, 1009 Main Street, Adel, (515) 993-4549
Individual's Name Street Address City Phone



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One and no/100 (\$1 00)
Dollar(s) and other valuable consideration,
James E Van Werden and Brenton Bank
(Trustee) (Co-Trustees) of the Harland A Emerson Trust Agreement Dated July 22, 1994

does hereby convey to
JSC Properties, Inc

the following described real estate in Dallas and Madison County, Iowa
See attached Exhibit "A"

FILED NO 3939

BOOK 138 PAGE 816

98 APR 13 P11 3:52

REC \$ 15.00
AUD \$ 5.00
RMF \$ 1.00

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
DALLAS COUNTY IOWA

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple, that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated

The grantor further warrants to the grantees all of the following That the trust pursuant to which the transfer is made is duly executed and in existence, that the person creating the trust was under no disability or infirmity at the time the trust was created, that the transfer by the trustee to the grantees is effective and rightful, and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context

Dated this 6th day of April, 1998

Brenton Bank

By [Signature] (title)

[Signature]
James E Van Werden

By [Signature] (title)

As (Trustee) (Co-Trustee) of
the above-entitled trust

As (Trustee) (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on April 6, 1998, by
James E Van Werden as [Trustee] [Co-Trustee] of the
above-entitled trust

BARBARA J KELLER
MY COMMISSION EXPIRES
8-26-2000

[Signature]
Notary Public in and for said State

CAVEAT The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein

VAN WERDEN & HEFNER
ATTORNEYS
1009 MAIN ST., BOX 197
ADEL, IA 50003

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, 19____, by
the above-entitled trust as ~~Trustee~~ [Trustee] [Co-Trustee] of

_____, Notary Public in and for said State

CORPORATE ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on April 6, 19 98, by
Thomas C. Nelson and Jan Lindberg as V.P. & Trust Officer and
Trust Officer of Brenton Bank, [Trustee] [Co-Trustee]
of the above-entitled trust Said person(s) acknowledge(s) that the corporation has no seal/ ~~has a seal~~
which is affixed hereto (strike one)

Barbara J Keller
_____, Notary Public in and for said State

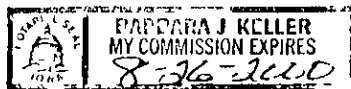


EXHIBIT "A"

All of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa, lying South of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, also all of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), and, commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence North 1.29 $\frac{1}{2}$ chains to the right-of-way of said railroad, thence Northeasterly along said right-of-way 9 89 chains, thence South 68 degrees, East 4.95 chains; thence South 4 chains to the South Line of said Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence West 13.25 chains to place of beginning; also commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$), thence North 49 3 rods to the South line of a strip of land owned by the Chicago, Rock Island and Pacific Railroad Company, thence Southwesterly parallel with and 150 feet distant Southerly from the center line of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company 127.26 rods to a point where said line intersects the South line of said Southwest Quarter (SW $\frac{1}{4}$) thence East along said South line of said Southwest Quarter (SW $\frac{1}{4}$) 120.9 rods to the Southeast corner thereof, to the place of beginning; also commencing at a point 120.9 rods West of the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$), running thence West 15 8 rods to the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, thence Northeast along said right-of-way 14.85 rods; thence Southeast 6 06 rods to place of beginning; also commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), running thence North 1.29 $\frac{1}{2}$ chains to the South line of the Chicago, Rock Island and Pacific Railroad Company right-of-way, thence Southwest along the South line of said right-of-way to a point 4.34 chains West of said Southeast corner of said forty acres, thence East 4 34 chains to place of beginning; all contained in Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa; **EXCEPT** Parcel "A" in the Southeast Quarter of the Southeast Quarter of Section 36, Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa, more precisely described as follows: Commencing at the Southeast Corner of Section 36, Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa; thence North 00°00'00" East 428.79 feet along the East line of the Southeast Quarter of the Southeast Quarter of said Section 36 to the Point of Beginning; thence North 86°59'14" West 225.05 feet; thence North 40°24'03" West 411 75 feet; thence North 11°50'03" West 161.49 feet, thence North 26°52'37" East 305 97 feet; thence North 15°38'25" East 136.80 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 36; thence South 89°55'14" East 349 52 feet along an existing fence to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 36; thence South 00°00'00" East 887.61 feet along the East line of the Southeast Quarter of the Southeast Quarter of said Section 36 to the Point of Beginning. Said parcel contains 8.417 acres including 0.685 acres of U.S Highway No 169 right-of-way;

AND

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section One (1), Township 77, North of Range 28 West of the 5th P.M., Madison County, Iowa.

