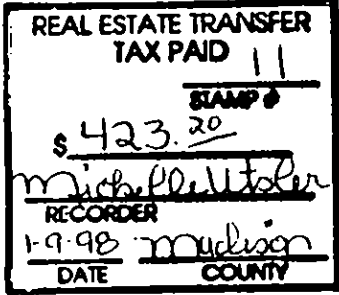


THE IOWA STATE BAR ASSOCIATION Official Form No. 101 ISBA # 04132 Jordan, Oliver & Walters, P.C. Winterset, Iowa



REC. \$ 5.00
ADD. \$ 5.00
R.M.F. \$ 1.00

FILED NO. 2541
BOOK 62 PAGE 264
98 JAN -9 PM 1:49
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, 462-3731

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' 403.35 feet, thence S.90°0' E. 500 feet, thence S.0°0' 47.14 feet to the point of beginning.

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.

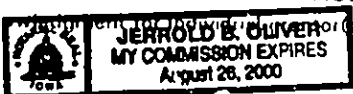
STATE OF IOWA, Madison COUNTY, On this 2 day of Jan 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared Harry F. Reed and Neysa I. Reed

Dated: Jan 2, 1998
X Harry F. Reed (Grantor)
X 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 for use by grantor(s) only)



For Corrected Deed see Deed Record 62-297 2-5-98