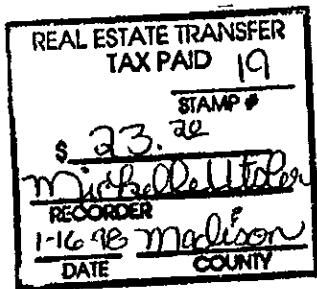


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 00454

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



REC. 5⁰⁰
AUD. 5⁰⁰
R.M.F. 1⁰⁰

FILED NO 2629
BOOK 138 PAGE 418
98 JAN 16 PM 3:10
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Prepared By: Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Fifteen Thousand
Dollar(s) and other valuable consideration,
NIOL E. THOMAS, a single person,

do hereby Convey to
ELLIOTT BADE

the following described real estate in Madison County, Iowa

Parcel "B" in the Southwest Quarter of the Northwest Quarter of Section 5, Township 77 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, T77N, R28W of the 5th P.M., Madison County, Iowa; thence, along the East line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, North 00°06'11" East, 439.15 feet; thence North 90°00'00" West, 388.04 feet; thence South 00°00'00", 124.23 feet; thence North 88°30'36" East, 121.78 feet; thence South 01°09'28" East, 318.15 feet to the South line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence, along said South line, South 90°00'00" East, 259.08 feet to the Point of Beginning. Said Parcel "B" contains 3.000 Acres including 0.293 Acres of County Road Right of Way.

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, Dated January 13th, 1998

MADISON COUNTY, ss

On this 13th day of January,
19 98, before me, the undersigned, a Notary Public and for said State, personally appeared

Niol E. Thomas
(Niol E. Thomas) (Grantor)

Niol E. Thomas

(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 own act and deed

(Grantor)

Dean R. Nelson
(Dean R. Nelson)

(Grantor)

Notary Public

(This form of acknowledgment for individual grantor(s) only)