

REAL ESTATE TRANSFER
TAX PAID 27
STAMP # 30
\$ 223
Michelle Utaler
RECORDED
12-22-98 Madison
DATE COUNTY

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RECORDED
COMPARED
REC \$ 10 00
AUD \$ 10 00
R.M.F. \$ 1 00

FILED NO. 2565

BOOK 139 PAGE 877

98 DEC 22 AM 10:11

MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P O Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Forty Thousand and no/100 (\$140,000)-----
Dollar(s) and other valuable consideration,
Archie Moorman and Imogene Moorman, husband and wife

do hereby Convey to
L. L. Casten and Larry Perisho

the following described real estate in Madison County, Iowa:

SEE EXHIBIT A ATTACHED

This Warranty Deed is given in fulfillment of a real estate contract dated December 10, 1996,
and recorded December 11, 1996, in Book 137 on Page 86.

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 distributiv 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: December 18, 1998

SS:

MADISON COUNTY,
On this 18th day of December
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Archie Moorman and Imogene Moorman

Archie Moorman
Archie Moorman (Grantor)

Imogene Moorman
Imogene Moorman (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.

(Grantor)

Shirley Keating
Shirley Keating
Notary Public

(Grantor)

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

ATTACHMENT TO WARRANTY DEED FROM ARCHIE MOORMAN AND IMOGENE MOORMAN,
SELLERS, AND L. L. CASTEN AND LARRY PERISHO, BUYERS.

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the South Thirty (30) Acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) except a tract described as commencing 22 rods and 6 feet South of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and running thence East 40 feet, thence South 53.53 rods, thence West 40 feet, thence North 53.53 rods to the place of beginning; all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

AND

Parcel A located in the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the southwest corner of the Northwest Quarter (1/4) of said Section 15; thence on an assumed bearing of North 00° 06' 19" East along the west line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15 a distance of 1306.79 feet to the northwest corner of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence North 00° 00' 00" East along the west line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15 a distance of 214.50 feet; thence North 85° 58' 09" East 76.22 feet to the centerline of a Madison County Highway; thence South 20° 20' 23" East along said centerline 289.10 feet; thence southeasterly 598.53 feet along said centerline on a tangential curve concave northeasterly and having a radius of 3483.67 feet, a central angle of 09° 50' 38" and a chord 597.79 feet in length bearing South 25° 15' 42" East; thence South 30° 11' 00" East along said centerline 534.22 feet; thence southeasterly 219.20 feet along said centerline on a tangential curve concave southwesterly and having a radius of 1387.18 feet, a central angle of 09° 03' 13" and a chord 218.97 feet in length bearing South 25° 39' 25" East; thence South 85° 59' 52" West 799.37 feet to the southwest corner of the Northwest Quarter (1/4) of said Section 15 and the point of beginning. Said tract contains 14.38 acres and is subject to a Madison County Highway Easement over the easterly 1.24 acres thereof.

EXHIBIT A