

ORIGINAL

REAL ESTATE TRANSFER
TAX PAID <u>32</u>
STAMP #
\$ <u>311</u>
<i>Michelle Utalik</i>
RECORDER
<u>4-27-95</u> <u>Madison</u>
DATE COUNTY

COMPUTER
RECORDED
COMPARED

REC \$ 10 ⁰⁰
AUD \$ 5 ⁰⁰
R.M.F. \$ 1 ⁰⁰

FILED NO. 2761
BOOK 134 PAGE 280
95 APR 27 PH 3:24
MICHELLE UTALIK
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE HUNDRED NINETY-EIGHT THOUSAND-----(\$198,000)---
Dollar(s) and other valuable consideration,
Cyrus Schoonmaker II and Ann Clare Schoonmaker, Husband and Wife,

do hereby Convey to
Hill Family Trust Dtd. 11/7/90, Edwin D. Hill and Nancy L. Hill,
Trustees,

the following described real estate in Madison County, Iowa:

See Description Attached

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 26 day of April,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Cyrus Schoonmaker II and Ann Clare Schoonmaker

Dated: April 25, 1995

ss:

Cyrus Schoonmaker II
Cyrus Schoonmaker II (Grantor)

Ann Clare Schoonmaker
Ann Clare Schoonmaker (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.

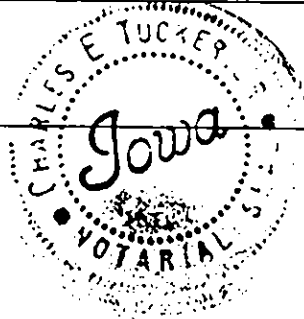
Charles E. Tucker Jr.
Charles E. Tucker, Jr.

Notary Public

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

(Grantor)

(Grantor)



SCHOONMAKER/HILL TRUST REAL ESTATE DESCRIPTION

The Northwest Fractional Quarter (NW Fr.¼) and the East Half (E½) of the Southwest Quarter (SW¼) of Section Three (3), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM 6 Parcels described as follows: Commencing at the Northwest corner of Section 3-75-29, thence S. 33 feet, thence E. 484.8 ft. to point of beginning, being a point on the S. line of the present east and west road, thence E. 550 feet, thence Southwesterly 250.3 ft. to a point 46 ft. S. of the N. line of said Section 3, thence Northwesterly 300.3 ft. to point of beginning, containing 0.08 acres; and Commencing at the NW corner of Sec. 3-75-29, thence S. 33 ft., thence E. 1,584.8 ft. to point of beginning, being a point on the S. line of the present east and west road, thence E. 671 ft., thence S. 10 ft., thence W. 671 ft., thence N 10 ft., to point of beginning, containing 0.15 acres, more or less; and Commencing at the NW corner of Sec. 3-75-29, thence S. 33.0 feet, thence E. 17.0 feet, for the point of beginning, thence E. 468.0 feet, thence S. 87°31.1' E. 161.7 feet, thence W. 487.6 feet, thence S. 67° 05.7' W. 154.2 feet, thence N. 67.0 feet to the point of beginning, containing 0.186 acres more or less; and Commencing at the NW corner of Sec. 3-75-29, thence S. 33.0 feet for the point of beginning, thence S. 17.0 feet, thence W. 1,614.0 feet, thence N. 88°56.2' W. 219.0 feet, thence N. 87°01.4' E. 250.3 feet, thence E. 550.0 feet, thence S. 10.0 feet; thence E. 671.0 feet, thence N. 10.0 feet, thence E. 362.0 feet to the point of beginning, containing 0.514 acres more or less. Note: - The bearing of the North line of said Section 3 is taken as due East; and All that part of the NW¼ of said Sec. 3 that lies northerly and westerly of a line beginning at a point 80 ft. normally distant southerly from centerline of Primary Road No. 92 on the east line of said NW¼, thence to a point 80 ft. normally distant southerly from Sta. 348+00, thence to a point 100 ft. normally distant southerly from Sta. 347+00, thence to a point 100 ft. normally distant southerly from Sta. 346+30, thence to a point 80 ft. normally distant southerly from Sta. 345+00, thence parallel to or concentric with and 80 ft. normally or radially distant southerly from centerline to a point 80 ft. radially distant southerly from Sta. 336+20, thence to a point 130 ft. radially distant southerly from Station 333+50, thence concentric with centerline to a point 130 ft. radially distant southerly from centerline on a present north-south fence line through Sta. 332+22, thence to a point 80 ft. normally distant southerly from Sta. 330+40, thence to a point 80 ft. normally distant southerly from Sta. 326+25, thence to a point 55 ft. normally distant easterly from Sta. 7322+00 (Sec. Rd. Conn.), thence to a point normally distant easterly from Sta. 7321+00, on the present easterly right of way line of said Secondary Road Connection, thence West to the West line of said NW¼. Said parcel contains 2.5 acres, more or less, exclusive of the present established roads. Note: A straight line between the NW Cor. and the NE Cor. of said Section 3 is assumed to bear East and West; and 0.47 acre, more or less, conveyed to the State of Iowa on June 10, 1991, as described in a warranty deed recorded on June 24, 1991, in Book 129, Page 21, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT: That part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 3, Township 75 North, Range 29 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the Northwest corner of said Section 3, thence on an assumed bearing of North 90°00'00" East along the North line of said Northwest Quarter 609.47 feet; thence South 00°12'23" West 108.73 feet to the southerly right of way line of Iowa Highway 92 and the point of beginning; thence South 74°04'02" East along said right of way line 69.19 feet, thence easterly along said right of way line 128.29 feet on a nontangential curve concave to the North having a central angle of 00°07'42", a radius of 57.425.78 feet and a chord bearing of South 89°33'14" seconds East, thence North 79°46'26" East along said right of way line 199.45 feet; thence South 01°56'46" West 302.20 feet; thence North 89°31'32" West 210.10 feet; thence South 00°25'33" East 25.56 feet; thence North 89°38'13" West 172.05 feet; thence North 00°12'23" East 309.34 feet to said southerly right of way line and the point of beginning. Said tract contains 2.55 acres, more or less, and other land. Grantor further conveys to the Grantees all water rights upon the NE¼ NW¼ of Section Four (4) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except the West Four (4) rods thereof, which rights are reserved in and by virtue of deed recorded in Book 47, Page 270, in the office of the Recorder of Madison County, Iowa.