

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

05000

Craig S. Shannon
2222 Grand Avenue, Des Moines, Iowa 50312

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

447,750

Return to
UNIVERSAL REALTY
4730 S.W. 9th
DES MOINES, IA 50315

SPACE ABOVE THIS LINE
FOR RECORDER



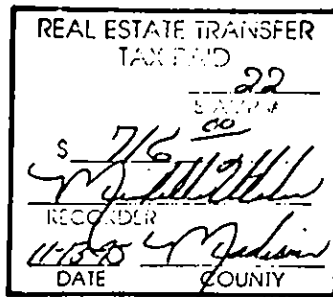
WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Ivan Archer, a/k/a Ivan W. Archer and Linda S. Archer, husband and
wife,

do hereby Convey to
Lyelca of Warren Co., 939 Office Park Road, West Des Moines, Iowa
50265

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto.



FILED NO. 1380
BOOK 135 PAGE 221
95 NOV 13 PM 3:38
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC. \$10.00
SEC. \$20.00
R.M.F. \$1.00

CONFIRMED ✓
RECORDED ✓
COMPLETED ✓

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: November 13, 1995

ss:
POLK COUNTY,
On this 13 day of November,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ivan Archer, a/k/a Ivan W.
Archer and Linda S. Archer,
husband and wife,

Ivan Archer
Ivan Archer, a/k/a (Grantor)
Ivan W. Archer

Linda S. Archer
Linda S. Archer (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)

[Handwritten signatures]



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

(Grantor)

The West Half (1/2) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Madison County, Iowa, except beginning at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 25 in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence along the West line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), North 00°00'00" 304.82 feet, thence South 89°23'40" East 571.62 feet, thence South 00°00'00" 304.82 feet to a point on the South line of said Section 25, thence along said South line North 89°23'40" West 571.62 feet to the Point of Beginning, said tract of land contains 4.000 acres including 0.203 acres of road right of way, and the East Half (1/2) of the Southeast Quarter (1/4) and the West Half (1/2) of the Southwest Quarter (1/4) and the North 54 acres of the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and the East Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-five (35), and the West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-six (36) all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land commencing at the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-six (36), thence North 563 feet, thence West 1550 feet, thence South 563 feet, thence East 1550 feet to the point of beginning,

