

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 05754

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

5929 FILED

BOOK 792 PAGE 781

95 AUG 16 PM 2:24

CAROL HSL  
COUNTY RECORDER  
DALLAS CO. IOWA

RECORDING 10.00/1.00  
TRANSFER 10.00  
21.00

Entered for Taxation the 17  
Day of August, 1995  
Auditor  
Deputy  
Book 17A+17 Page 297+206  
78-28, 78-27

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of One dollar (\$1.00)  
Dollar(s) and other valuable consideration,  
Harland A. Emerson, single

does hereby Convey to  
Brenton Bank, N.A. and James E. Van Werden, Co-Trustees of the  
Harland A. Emerson Trust Dated July 22, 1994

the following described real estate in Dallas and Madison County, Iowa:

See attached Exhibits "A", "B", "C" and "D".

Consideration is less than \$500, hence this conveyance is  
exempt from revenue stamps.

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 7.00

FILED NO: 476  
BOOK 134 PAGE 638

COMPUTER ✓  
RECORDED ✓  
COMPALED ✓

95 AUG 22 AM 10:58

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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: July 22, 1994

DALLAS COUNTY, ss:

On this 22nd day of July 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Harland A. Emerson, single

Harland A. Emerson  
Harland A. Emerson (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.

David A. Koch (Grantor)

(This form of acknowledgment is invalid if signed by a Notary Public) (Grantor)

Notary Public  
DAVID A. KOCH  
MY COMMISSION EXPIRES  
AUGUST 16, 1996

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**EXHIBIT "A"**

All of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa, lying South of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, also all of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ), and, commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ), thence North 1.29 $\frac{1}{2}$  chains to the right-of-way of said railroad, thence Northeasterly along said right-of-way 9.89 chains, thence South 68 degrees, East 4.95 chains; thence South 4 chains to the South Line of said Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ), thence West 13.25 chains to place of beginning; also commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ), thence North 49.3 rods to the South line of a strip of land owned by the Chicago, Rock Island and Pacific Railroad Company, thence Southwesterly parallel with and 150 feet distant Southerly from the center line of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company 127.26 rods to a point where said line intersects the South line of said Southwest Quarter (SW $\frac{1}{4}$ ) thence East along said South line of said Southwest Quarter (SW $\frac{1}{4}$ ) 120.9 rods to the Southeast corner thereof, to the place of beginning; also commencing at a point 120.9 rods West of the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ), running thence West 15.8 rods to the right-of-way of the Chicago, Rock Island and Pacific Railroad Company, thence Northeast along said right-of-way 14.85 rods; thence Southeast 6.06 rods to place of beginning; also commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ), running thence North 1.29 $\frac{1}{2}$  chains to the South line of the Chicago, Rock Island and Pacific Railroad Company right-of-way, thence Southwest along the South line of said right-of-way to a point 4.34 chains West of said Southeast corner of said forty acres, thence East 4.34 chains to place of beginning; all contained in Section Thirty-six (36), Township Seventy-eight (78) North, Range Twenty-eight (28), West of the 5th P.M., in Dallas County, Iowa;

**EXHIBIT "B"**

South Half of the North Half of the Southwest Quarter of the Southwest Quarter of Section 31, Township 78 North, Range 27, West of the 5th P.M., in Dallas County, Iowa, containing 10 acres, more or less.

**EXHIBIT "C"**

The North Half of the South Half of the Southwest Quarter of the Southwest Fractional Quarter of Section 31, in Township 78 North, of Range Twenty-seven (27), West of the 5th P.M., in Dallas County, Iowa

**EXHIBIT "D"**

The East Half of the Northeast Quarter (E $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section One (1), Township 77, North of Range 28 West of the 5th P.M., Madison County, Iowa.