

18,000

FILE NO. 931 FILED FOR RECORD THE 5 DAY OF Madison STATE OF IOWA COUNTY:
 RECORDING FEE \$ 11.00 October, 19 95 AT 10:17 Michelle Utsler
 TRANSFER FEE \$ 5.00 O'CLOCK A .M. BOOK 60 PAGE 489 BY _____ DEPUTY
 RECORDER

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED, Winterset Grain Company, Inc., an Iowa corporation, does hereby CONVEY unto Dennis Beeler and Roxanna Beeler, as joint tenants with full right of ownership in the survivor and not as tenants in common,

Address of Grantees: 425 N. Jackson, Truro, Iowa,

the following real estate:

See attached Exhibit A,

Revenue Required: \$28.00

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above; and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.
 Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context

IN WITNESS WHEREOF, we have subscribed our names on this 18th day of September, 1995.

Winterset Grain Company, Inc.

By: J. Fred Reed Jr.
 J. Fred Reed, Jr., President and Secretary.

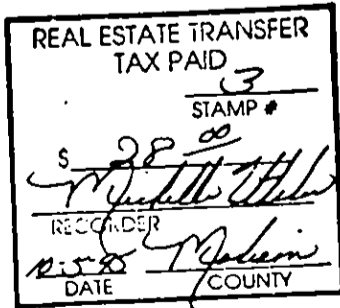
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, CLARKE COUNTY: ss:

On this 18th day of September, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared J. Fred Reed, Jr. to me personally known, who being by me duly sworn, did say that he is the President and Secretary of the corporation executing the within and foregoing instrument; that (no seal has been procured by the) (the seal affixed thereto is the seal of the) corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.



Mellony K. Jamison
 Notary Public in and for the State of Iowa.



FILED NO. 931
 BOOK 60 PAGE 489
 95 OCT -5 AM 10:17
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$ 11.00
 ADJ \$ 5.00
 R.M.F. \$ 2.00

REYNOLDS, VAN WERDEN, KIMES, REYNOLDS, LLOYD & CHEERS, L.L.P.
 200 WEST JEFFERSON STREET, OSCEOLA, IOWA 50213

COMPUTER
 RECORDED
 COMPARED

"EXHIBIT A"

That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Sixteen (16); thence on an assumed bearing of South 31°54'20" East a distance of 279.65 feet; thence South 13°49'00" West 293.03 feet; thence South 58°33'00" East 1235.38 feet; thence South 01°33'05" West 730.99 feet to the South line of the North Half of the Southwest Quarter of the Northeast Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section Sixteen (16); thence South 86°22'35" West along said South line 1110.35 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section Sixteen (16); thence North 00°07'24" West along the West line of said Northwest Quarter of the Southwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$) 655.23 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section Sixteen (16); thence North 00°06'15" West along the West line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) 1312.20 feet to the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Sixteen (16) and the point of beginning. Said tract contains 29.72 acres and is subject to a Madison County Highway Easement and a City of Truro Street Easement over the southerly 2.31 acres thereof,