FILED NO BOOK 135 PAGE 598 **96 JAN 16** AM 10: 50 MICHELLE UTSLE!

MADISON COUNTY, IOWA THIS INDENTURE, made the 11th day of January, 1996, between JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a corporation duly organized under the laws of the Commonwealth of Massachusetts and having its principal place of business at 200 Clarendon Street, Boston, Suffolk County, Massachusetts, GRANTOR, and JAMES A. EYBERG AND ROBIN EYBERG, husband and wife, as joint tenants with rights of survivorship in and to a one-half interest, having an address of 5805 Woodland Avenue, West DesMoines, Iowa, 50265, and WILLIAM M. HALE AND JAN McCORD HALE, husband and wife, as joint tenants with rights of survivorship in and to a one-half interest, having an address of 19725 Sweetwater Curve, Shorewood, Minnesota 55331.

QUITCLAIM DEED

M.R. No. 1643

WITNESSETH, That the Grantor, in consideration of the sum of Four Thousand Nine Hundred and 00/100 (\$4,900.00) Dollars, to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does, for itself, its successors and assigns, REMISE, RELEASE and forever QUITCLAIM and CONVEY unto the said Grantee, and to their heirs and assigns forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to all of its one-half interest in and to any and all the oil, gas and minerals lying in and under, and that may be produced from, the following-described real property. (Premises) situate in the County of Madison, and State of Iowa, to wit:

TOWNSHIP 76 NORTH, RANGE 28 WEST of the 5th P.M.

The East Half of the Southwest Quarter, EXCEPT that 9.72 acre tract out of the NW corner thereof (E 1/2 SW 1/4, Exc 9.72 ac NW cor):

CONTAINING after said exception 70 acres, more or less;

all as tenants in common as to the whole. GRANTEE.

TOGETHER with all of Grantor's right to reduce the oil, gas and minerals to possession, rights of ingress and egress and all other rights incident to the development, production, conservation and transportation thereof:

BEING all of the rights, title and interest reserved by Grantor under that deed to Maurice D. Mitchell dated February 12, 1990, recorded in the Office of the Recorder of Madison County, Iowa, in Book126, Page444, as Instrument No. :1769

TO HAVE AND TO HOLD the above-described substances, together with all and singular the hereditaments thereunto belonging unto the said Grantee, their heirs and assigns.

THIS CONVEYANCE IS ONLY OF OIL, GAS AND MINERALS AND THE RIGHTS APPURTENANT THERETO AND IS NOT INTENDED TO. NOR DOES IT, CONVEY ANY INTEREST IN AND TO THE WITHIN-DESCRIBED PREMISES.

IN WITNESS WHEREOF, on the day and year first-above written, the Grantor has caused its corporate seal to be hereto affixed and these presents be signed in its name and behalf by Paul A. Meissner, the Treasurer of Hancock Natural Resource Group, Inc., its duly authorized Investment Manager duly authorized to act on its behalf by virtue of a resolution of its Board of Directors.

Signed, sealed and delivered

in the presence of:

Roseann Carbone

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

By: Hancock Natural Resource Group, Iric.

Paul A. Meissner,

Treasurer

THE COMMONWEALTH OF MASSACHUSETTS)

SS.

)

COUNTY OF SUFFOLK

On this 11th day of January, 1996, before me, the undersigned, a Notary Public in and for the said Commonwealth, residing therein, duly commissioned and sworn, personally appeared Paul A. Meissner, Jr., to me personally known, who by me duly sworn, did say that he is the Treasurer of Hancock Natural Resource Group, Inc. and that the instrument was signed and sealed on behalf of said corporation in its capacity as the duly authorized Investment Manager of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY whose corporate seal is affixed to the foregoing instrument by authority of its Board of Directors and as and for its free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

Marie C. O'Brien.

Notary Public

Notary Public in and for said Commonwealth

My Commission expires: August 9, 1996

At a meeting of the Board of Directors of HANCOCK NATURAL RESOURCE GROUP, INC., held on February 28, 1995, a quorum being present and asking throughout, it was

VOTED: That the Executive Managing Director, the Managing Director, any Vice President, the Treasurer, any Assistant Treasurer of the Company, or any one of them, are hereby authorized to execute and seal with the corporate seal, acknowledge and deliver any and all instruments required in connection with any authorized investment, sale, loan, pledge, or other transaction managed by the Company on behalf of John Hancock Mutual Life Insurance Company or on behalf of its other clients.

I hereby certify that the above is a true copy of a vote passed February 28, 1995, by the Board of Directors of HANCOCK NATURAL RESOURCE GROUP, INC., that the same still remains in full force and effect and that Paul A. Meissner, Jr., is the Treasurer of the Company this 11th day of January, 1996.

C

Barry P. Sanborr

This instrument was prepared by:

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY John Hancock Pl., P.O. Box 111, Boston, MA 02117

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