

60,000

RETURN TO:
Hawkeye Bank
East 5th & Locust Streets
Des Moines, Iowa 50309
PREPARED BY:
Baker & Elkin
315 East 5th Street, Suite 5
Des Moines, Iowa 50309

COMPUTER
RECORDED
COMPARED

REC \$ 5.00
ADV \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER
TAX PAID 32
STAMP #
\$ 95.32
Michelle Utzler
RECORDER
1-26-96 Madison
DATE COUNTY

FILED NO. 2037
BOOK 135 PAGE 713
96 JAN 26 AM 10:42
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one
Dollar(s) and other valuable consideration,
Charles Leroy Clark, a single person

do hereby Convey to
James A. Ginther

the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southeast Quarter (¼) of the Northwest Quarter (¼) and the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the northwest corner of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 89°50'48" East along the North line of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Seven (7), 413.64 feet; thence South 01°32'24" West, 373.76 feet; thence South 89°57'23" West, 824.54 feet; thence North 01°32'38" East, 373.25 feet to a point on the North line of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7); thence North 89°59'44" East long the North line of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), 410.90 feet to the point of beginning. Said Parcel contains 7.062 acres, including 0.802 acres of County Road right-of-way.

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: January, 1996

_____,
COUNTY, ss:
On this _____ day of January,
1996, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Charles Leroy Clark, a single
person, _____
(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)

Melissa D. Kohler

Notary Public (Grantor)

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

MELLISSA D. KOHLER
MY COMMISSION EXPIRES
8-18-98