

REAL ESTATE TRANSFER TAX PAID 38
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MICHELLE UTSLER
RECORDER
3-19-96
DATE COUNTY

FILED NO. 2533

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED (CORPORATE GRANTOR)

SPACE ABOVE THIS LINE FOR RECORDER

REC. \$5.00
ADV. \$5.00
R.M.F. \$6.00

For the consideration of ----Twenty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, MORFORD FARMS, LTD., a corporation organized and existing under the laws of the State of Iowa does hereby Convey to JOHN K. HEIMBERGER

the following described real estate in Madison County, Iowa:

A parcel of land located in the Southeast Quarter (1/4) of the Southwest Fractional Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), more particularly described as follows: Beginning at the South Quarter Corner of said Section Thirty (30), North 89°52'33" West 530.30 feet; thence North 00°30'26" West 388.94 feet; thence North 90°00'00" East 1118.81 feet; thence South 00°07'22" East 390.07 feet to the South line of said Section Thirty (30); thence, along said South line, South 90°00'00" West 585.91 feet to the Point of Beginning, containing 10.00 acres, including 0.846 acres of county road right of way. All being in Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

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The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

MORFORD FARMS LTD.

Dated: March 17, 1996

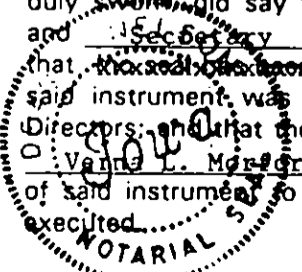
By Fred Morford President
Fred Morford/a/k/a Fred H. Morford, Jr. Title

By Verna L. Morford Secretary
Verna L. Morford Title

STATE OF IOWA, MADISON COUNTY, ss:

On this 17 day of March, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred Morford and Verna L. Morford to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation;

that the seal of said corporation procured by the said (the seal affixed thereto is the seal of said) corporation that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said Fred Morford and Verna L. Morford as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Dean R. Nelson
Notary Public