

18240

REAL ESTATE TRANSFER
TAX PAID
32
STAMP #
\$ 28
RECORDED
3/18/96
DATE
COUNTY

FILED NO. 2508
 BOOK 136 PAGE 85
 96 MAR 18 AM 11:53
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$10.00
 AND \$10.00
 R.M.F. \$6.00
 COMPUTER
 RECORDED
 COMPARED

COURT OFFICER DEED

IN THE MATTER OF THE DIANE MARIE JENNINGS FIRST TRUST

now pending in the Iowa District Court in and for Polk County No. 2121

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to Jeanne S. Jennings, as trustee for the Paul Steven Jennings First Trust, an undivided one-fourth interest in the following described real estate situated in Madison County, Iowa:

See attachment marked Exhibit "A"

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.

Dated: Oct. 16, 1992

This deed is being given in fulfillment of a real estate contract dated October 16, 1992, and recorded at Book 130, Page 564.

Jeanne S. Jennings, Trustee
By Jeanne S. Jennings, Trustee

As Trustee in the above entitled estate or cause.

STATE OF IOWA, Polk COUNTY, ss.

On this 16th day of October, 1992 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeanne S. Jennings, as trustee for the Diane Marie Jennings First Trust, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person, as such fiduciary, executed the same as the voluntary act and deed of such person and of such fiduciary.



Margaret M Keizer
Notary Public

WHEN RECORDED RETURN TO:
Steven P. Wandro
1100 Two Ruan Center
Des Moines, IA 50309

EXHIBIT "A"

160 Acre Madison County Farm

The South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirteen (13) and the North Half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and the South 25 feet of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Sellers also agree to convey unto Buyers the following-described easement:

An easement for road purposes to the Buyers herein, their heirs, and assigns, over and across the following-described real estate, to-wit: The South 30 feet of all that part of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., which lies East of the East line of the public highway running North and South through said 40 acre tract and also across the following-described tract, to-wit: Commencing at the Southwest corner of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28), running thence N. 30 feet, thence in a Southeasterly direction to a point 30 feet East of the place of beginning, thence West to the place of beginning; all rights granted under the foregoing easements are to terminate and shall no longer exist if said right of way is not used for road purposes over a period of 2 years and the Buyer and all subsequent owners shall construct, repair and maintain all fences required for the use of said easement.