

File No. 1039 BOOK 61 PAGE 379

96 OCT 16 AM 8:36

COMPUTER
RECORDED
COMPARED

REC 10
AUD 50
R.M.F. 100

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters P O Box 230 Winterset, IA 515-462-3731
Individual's Name Street Address City Phone



COURT OFFICER DEED

SPACE ABOVE THIS LINE
FOR RECORDER

IN THE MATTER OF THE ESTATE

OF

LAWRENCE LaVERNE HULL, Deceased,

now pending in the Iowa District Court

in and for Madison County. Probate No. 10264

Pursuant to the authority and power vested in the undersigned, and in consideration of NONE Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Dawn Ardell Hull

the following described real estate in Madison County, Iowa:

SEE EXHIBIT A ATTACHED AND INCORPORATED

This Deed is to transfer the real property to the devisee under the Will of Lawrence LaVerne Hull.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: October 14, 1996

LAWRENCE LaVERNE HULL ESTATE

By Dawn Ardell Hull
Dawn Ardell Hull, Executor Title

By _____
Title

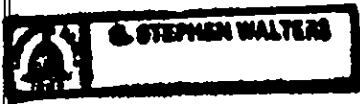
As _____ *in the above entitled estate or cause. As _____ *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 14th day of October, 19 96 before me, the undersigned, a Notary Public in and for said state, personally appeared Dawn Ardell Hull

to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that such person(s), as such fiduciary(ies), executed the same as the voluntary act and deed of such person(s) and of such fiduciary(ies).



G. Stephen Walters
G. Stephen Walters, Notary Public in and for said State

Lawrence Lavern Hull Legal Description

Blocks One (1), Two (2), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Twenty-three (23), and Twenty-four (24) of the Town of Peru, Madison County, Iowa, and the vacated streets and alleys adjacent thereto, excepting therefrom a tract of land 20 feet square out of the Southeast Corner of said Block Twenty-three (23), AND

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) and the vacated streets and alleys adjacent thereto, all in the Original Town of Peru, Madison County, Iowa, except a parcel of land described as follows: A parcel of land located in Blocks 5, 6, 7, and 8 of the Original Town of Peru, Iowa, bounded on the east by the east line of said Blocks 5 & 6; on the south by the South line of said Blocks 6 & 7; on the west by the north-south fence line through Sta. 217+40; on the northeasterly by a line beginning at a point 88 ft. normally distant northeasterly from centerline tangent on said fence line through Sta. 217+40, thence to a point 65 ft. normally distant northeasterly from Sta. 220+30, thence to a point 145 ft. normally distant northeasterly from centerline on the east line of said Blocks 5 and 6. Said parcel contains 1.25 acres, more or less, AND

A parcel of land located in the NW 1/4 SE 1/4 of Section 3, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, said parcel is described as follows: All that part of Blocks 15, 16, 21, 22 and 27 of the Original Town of Peru, Iowa, and also all rights, title and interest in and to the streets and alleys located within the tract of land that is bounded on the southwest by a line beginning at a point 75 feet normally distant northeasterly from Sta. 217+04.1, thence to a point 75 feet radially distant northeasterly from Sta. 215+04.1, thence concentric with said centerline to a point 75 feet radially distant northeasterly from said centerline, on the south line of Block 26 of the Original Town of Peru, Iowa; on the north by a line beginning at a point 75 feet radially distant northeasterly from said centerline, on the south line of said Block 26, thence east along said south line to the SE corner thereof, thence South to the NE corner of said Block 27, thence east to the NW corner of said Block 22, thence east along the north line of said Block 22 to the NE corner thereof, thence east to the NW Corner of said Block 15, thence east along the north line of said Block 15 to the NE corner thereof; on the east by a line beginning at the NE corner of said Block 15, thence south along the east line of said Block 15, to the SE Corner thereof, thence south to the NE corner of said Block 16, thence south along the east line and the east line extended of said Block 16 to the centerline of Sycamore St.; and on the South by said centerline of Sycamore St. Said parcel contains 1.1 acres, more or less. Note: The West line of the SW 1/4 NE1/4 of said section 3 is assumed to bear North and South.

EXHIBIT A