

IN THE IOWA DISTRICT COURT FOR UNION COUNTY

STATE OF IOWA, )  
 ) ss.  
UNION County)

In the Matter of the Estate of  
MILDRED I. McCASLEN, Deceased.

TO THE COUNTY AUDITOR OF MADISON COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described,  
has been changed and established in

DEAN EMORY

and in accordance with the provisions of Section 558.66 of the Code, of the State  
of Iowa, you are therefore required on payment of a recording and transfer fee  
of , to enter the same upon the transfer books as provided for in the transfer  
of deeds.

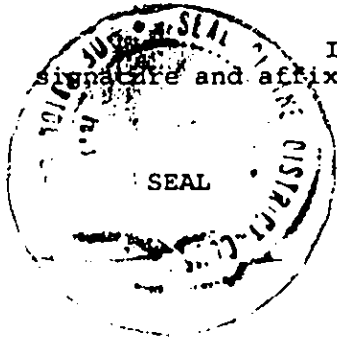
The description of the real estate hereinabove referred to, is as follows

see attached

in Madison County, Iowa.

The change of title to the above described real estate was made as follows:

Estate of Mildred I. McCaslen, Deceased 2-1-1995, Testate,  
Probate No. P-12714, Docket 40 Page 144



IN TESTIMONY WHEREOF, I have hereunto attached my official  
signature and affixed my official seal, on this 9th day of May , 1996.

MARSHA PARSONS  
Clerk of District Court.

By: *Allison Blayk*  
Trial Court Clerk II

Attorney: James V. McKinney

FILED NO. 3175

BOOK 136 PAGE 281

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$10.00  
AUC \$10.00  
R.M.F. \$1.00

COMPUTER   
RECORDED   
COMPARED

Mildred I. McCaslen Estate  
P-12714 (Union County)  
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The East 20 acres of the Northeast Fractional Quarter of the Northeast Quarter (NE Frl. 1/4 NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) and the East 5 acres of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), of Section Four (4); and the Northwest Fractional Quarter (NW Frl. 1/4) of Section Three (3), EXCEPT a tract lying North and East of the Main channel of North River containing 4 1/2 acres and described as commencing at the Northeast corner of said quarter section and running thence West 400 feet to the main channel of said North River, thence following said river in a Southwesterly direction to a point 370 feet South and 458 feet West of said Northeast corner, thence in a Southeasterly direction to the East line of said quarter section, thence North 535 feet to the point of beginning; and also EXCEPTING all that part of said quarter section lying Southeast of the public highway which was located in the year 1933 and containing 3.32 acres and described as commencing at the Southeast corner of said quarter section and running thence West 1320 feet to said highway, thence in a Northeasterly direction along said highway to the East line of said quarter section at a point 288 feet North of the Southeast corner thereof, thence south 288 feet to the point of beginning; also all that part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section Three (3) lying South and West of the main channel of North River and containing about 2.4 acres and described as commencing at the Southwest corner of said 40 acre tract and running thence North 459 feet to said North River, thence following said river in a Southeasterly direction practically in a straight line to a point on the South line of said 40 acre tract 471 feet East of the point of beginning, thence West 471 feet to the point of beginning; also all that part of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said Section Three (3) lying South of North River and West of the center of the public highway which was located in the year 1933, and containing 6.94 acres more or less and described as commencing at the Northwest corner of said 40 acre tract and running thence East 471 feet to said North River, thence in a Southeasterly direction to the center of the County Bridge over North River, thence in a Southwesterly direction along said highway to the west line of said 40 acre tract, thence North to the point of beginning, subject to water rights reserved in the warranty deed recorded in Deed Record 70, page 432, of the records of Madison County, Iowa, said water rights being limited to a tract 20 feet square, the Northwest corner of which is practically 586 feet South and 230 feet East of the Northwest corner of said Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said Section Three (3), the West line of said highway being the East line of said 20 foot square tract; All of said land being in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as commencing at the West Quarter corner of Section Three (3), Township Seventy-six (76) North Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 90°00'E along the South line of the Northwest Quarter (NW1/4) of said Section Three (3), 1616.6 feet; thence North 4°53' East 523.3 feet to the point of beginning; thence North 4°53'E 439.8 feet; thence South 87°07'E 443.4 feet; thence South 7°53'W 98.9 feet; thence South 82°52'E, 510.9 feet; thence North 83°28'E 356.6 feet to the center line of a county road; thence South 34°31'W along the center line of a county road 424.6 feet; thence North 87°07'W 1088.7 feet to the point of beginning. Said exception contains 10.0010 acres including 0.3537 acres of county road right of way.

Sellers reserve a nonassignable easement for purposes of use of a dry well over property described as commencing at the Northwest Corner of the above described exception thence South 87°07'E 166.4 feet to the point of beginning, thence North 2°53'E 16.0 feet; thence South 87°07'E 25.4 feet, thence South 2°53' West 16.0 feet, thence North 87°07'W 25.4 feet to the point of beginning.