

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

65, 0110

REAL ESTATE TRANSFER TAX PAID	
STAMP # 5	
\$ 103.20	
RECORDER Michelle Utzler	
6-5-96	Madison
DATE	COUNTY

FILED NO: 3406

BOOK 136 PAGE 356

96 JUN -5 AM 10:47

MICHELLE UTZLER
RECORDER
MADISON COUNTY IOWA

REC \$15.00
AUD \$5.00
R.M.F. \$1.00

PREPARED BY: S. DAVIS PATAVA., MIDLAND ESCROW SERVICES, INC., 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6264

SPACE ABOVE THIS LINE FOR RECORDER

COMPUTER
RECORDED
COMPARED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged Richard F. Cushing, single, Janice K. Hedberg and Henry Hedberg, wife and husband, Margaret J. Beal and Verlynn Beal, wife and husband, Virginia L. Deo, as Trustee of the Virginia L. Deo Trust created under Agreement dated November 3, 1993 hereby convey unto Keith P. Woodard and Donna J. Woodard, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

See Exhibit "A" attached

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they 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 such 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.

Dated June 4, 1996.

Margaret Beal
Margaret Beal, attorney-in-fact for
Richard F. Cushing

Margaret J. Beal
Margaret J. Beal, attorney-in-fact
Janice K. Hedberg

Margaret J. Beal
Margaret J. Beal, attorney-in-fact for
Henry Hedberg

Margaret J. Beal
Margaret J. Beal

Verlynn Beal
Verlynn Beal

Virginia L. Deo Trust

Virginia L. Deo
Virginia L. Deo, Trustee

Exhibit A

The North Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a parcel of land in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 10, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section 10, T77N, R27W of the 5th P.M., Madison County, Iowa; thence along the West Line of the SW 1/4 of said Section 10, South 00°00'00", 367.37 feet; thence South 90°00'00" East 192.00 feet; thence North 00°00'00", 112.41 feet; thence North 69°55'41" East, 78.26 feet; thence South 88°53'29" East, 584.50 feet; thence North 77°43'20" East 361.82 feet; thence North 00°35'17" East, 137.39 feet to the North line of the NW 1/4 of the SW 1/4 of said Section 10; thence along said North line, North 88°48'25" West, 1,205.11 feet to the point of beginning. Said excepted parcel of land contains 6.450 Acres including 0.337 Acres of County Road Right of Way.

STATE OF IOWA, Polk COUNTY, SS:

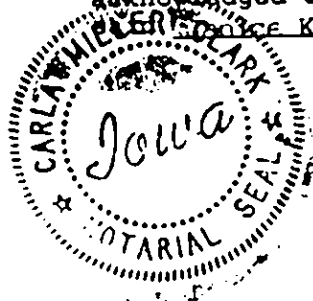
On this 17th day of June, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Margaret Beal, to me known to be the person who executed the foregoing instrument in behalf of Richard F. Cushing, and acknowledged that ~~XXX~~ (she) executed the same as the voluntary act and deed of Richard F. Cushing.



Carla Miller Clark
Notary Public in and for said State

STATE OF IOWA, Polk COUNTY, SS:

On this 4th day of June, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Margaret J. Beal, to me known to be the person who executed the foregoing instrument in behalf of Janice K. Hedberg, and acknowledged that ~~he~~ (she) executed the same as the voluntary act and deed of Janice K. Hedberg.



Carla Miller Clark
Notary Public in and for said State

STATE OF IOWA, Polk COUNTY, SS:

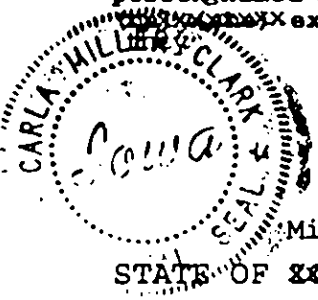
On this 4th day of June, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Margaret J. Beal, to me known to be the person who executed the foregoing instrument in behalf of Henry Hedberg, and acknowledged that ~~she~~ (she) executed the same as the voluntary act and deed of Henry Hedberg.



Carla Miller Clark
Notary Public in and for said State

STATE OF IOWA, Polk COUNTY, SS:

On this 4th day of June, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Margaret J. Beal and Verlynn Beal, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that ~~they~~ executed the same as ~~the~~ their voluntary act and deed.



Carla Miller Clark
Notary Public in and for said State

STATE OF ~~IOWA~~, Missouri Douglas COUNTY, SS:

On this 31st day of May, 1996 before me, the undersigned, a Notary Public in and for said State, personally appeared Virginia L. Deo, trustee, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

MARCIA DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
DOUGLAS COUNTY
MY COMMISSION EXP. FEB. 8, 2000

Marcia Davis
Notary Public in and for said State