

COMPUTER   
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FILED NO. 518  
BOOK 136 PAGE 563

96 AUG 22 PM 3: 22

REC \$ 15.00  
ADD. 25.00  
R.M.F. \$ 1.00

MICHELLE UTSLEF  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information James E. Van Werden P.O. Box 197 Adel, Iowa 515-993-4545  
Individual's Name Street Address City Phone



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One Dollar (\$1.00) -----  
Dollar(s) and other valuable consideration,  
George Mueller, a single person

do hereby Convey to  
George Mueller Trust Agreement Dated July 22, 1996

the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors 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 the 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.

STATE OF IOWA, Dated: July 22, 1996

MADISON COUNTY, ss:

On this 22nd day of July,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
George Mueller, a single person

George Mueller  
George Mueller (Grantor)

(Grantor)

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

(Grantor)

Teresa L. Soderstrom  
Notary Public

(Grantor)



for individual grantor(s) only

## Ex A

Township 76 North, Range 27 West, 5th P.M., Madison County, Iowa

Section 2: N $\frac{1}{4}$ SW $\frac{1}{4}$ , Frl.NW $\frac{1}{4}$ , W $\frac{1}{2}$  Frl.NW $\frac{1}{4}$  NE $\frac{1}{4}$  and all that part of the E $\frac{1}{2}$  Frl.NW $\frac{1}{4}$  NE $\frac{1}{4}$  which lies W. and N. of North River.

Section 3: W $\frac{1}{2}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ ;

The W. 29.44 acres of the E $\frac{1}{2}$ SE $\frac{1}{4}$ , except the north 190 feet thereof;

A tract of land described as follows: Commencing at the SW. Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, running thence S. 190 feet, thence E. 477 feet, thence N. 1020 feet to the center of the main channel of North River, thence in a northwesterly direction along the center line of the main channel of North River to the point where the main channel of North River intersects the W. line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , thence S. approximately 1090 feet to the place of beginning;

A tract of land described as follows: Commencing at the W $\frac{1}{2}$  corner, thence E. along the S. line of the NW $\frac{1}{4}$  of said Section 3, 1616.6 feet, thence N. 4 $^{\circ}$  53' E. 523.3 feet, thence S. 87 $^{\circ}$  07' E. 443.4 feet, thence S. 7 $^{\circ}$  53' W. 98.9 feet, thence S. 82 $^{\circ}$  52' E. 510.9 feet, thence N. 83 $^{\circ}$  28' E. 356.6 feet to the center line of a county road, thence S. 34 $^{\circ}$  31' W. along the center line of a county road 424.6 feet, thence N. 87 $^{\circ}$  07' W. 1088.7 feet to the point of beginning (containing 10.001 acres);

The NW. Frl. $\frac{1}{4}$  except a tract lying N. and E. of the main channel of North River described as follows: Commencing at the NE. corner of said quarter section and running thence W. 400 feet to the main channel of said North River, thence following said river in a Southwesterly direction to a point 370 feet S. and 458 feet W. of said NE. corner, thence in a Southeasterly direction to the E. line of said Quarter section, thence N. 535 feet to the point of beginning; and also excepting all that part of said quarter section lying SE. of the public highway which was located in the year 1933, described as follows:

Commencing at the SE. corner of said Quarter section and running thence W. 1320 feet to said highway, thence in a Northeasterly direction along said highway to the E. line of said quarter section at a point 288 feet N. of the SE. corner thereof, thence S. 288 feet to the point of beginning;

That part of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  lying S. of North River and W. of the center of the public highway which was located in the year 1933, described as Commencing at the NW. corner of said 40-acre tract and running thence E. 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 W. line of said 40-acre tract, thence N. to the point of beginning, excepting therefrom the previously described tract containing 10.001 acres, The Frl.NE $\frac{1}{4}$  NE $\frac{1}{4}$ , all that part of SE $\frac{1}{4}$  NE $\frac{1}{4}$  which lies N. and E. of North River, the E. 50.56 rods in width of that part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  which lies S. and W. of North River, the E. 50.56 rods in width of the SE $\frac{1}{4}$ , Frl.NW $\frac{1}{4}$  NE $\frac{1}{4}$  except that part thereof which lies S. and W. of North River, SW $\frac{1}{4}$  NE $\frac{1}{4}$  except that part thereof which lies S. of North River and W. of the center of public highway located across

BIT "A" Cont'd.

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said tract in the year 1933, all that part of the Fr1.NE $\frac{1}{4}$  NW $\frac{1}{4}$  which lies N. and E. of North River, all that part of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  which lies S. and E. of the center of public highway located across said tract in the year 1933, and the N. 60 acres of the SW $\frac{1}{4}$  except a tract described as follows: Commencing at the NW. corner of said SW $\frac{1}{4}$ , thence S. 60 rods, thence E. 26 rods 9 feet, thence NE. to a point 33 rods 5 feet E. of the NW. corner of said SW $\frac{1}{4}$ , thence W. to place of beginning.

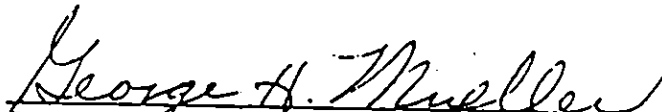
Section 4: The E. 20 acres of the NEFr1. $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , the E. 5 acres of the SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 77 North, Range 27 West, 5th P.M.

Section 34: E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , all that part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  lying Westerly of the middle of North Branch of North River.

Section 35: W $\frac{1}{4}$ SW $\frac{1}{4}$

SIGNED FOR IDENTIFICATION

  
George H. Mueller