112,500

REAL ESTATE TRANSFER
TAX PAID
STAMP
STAMP
RECORDER
2-11-42
DATE
COUNTY

AUD S J. OD - 12.

FILED NO. **154** 800K 13Z PAGE 69Z 97 JUL 11 PH 4: 05

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

Return to:

Prepared by: James L. Pray, 5665 Greendale Road, Suite D, Johnston, IA 50131 (515) 270-8670

space above for use by recorder

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Cedar Hill Land and Cattle Co., Inc. (Grantor) does hereby convey to Bindery I, Inc. (Grantee) the following described real estate in Madison County, lowa:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

and the following described real estate in Warren County, lowa:

Parcel "B" of the survey of the Southwest Fractional Quarter of the Northwest Fractional Quarter of Section 18, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 5, Page 11 of 75-25 in the office of the Warren County Recorder more particularly described as follows:

Beginning at the West Quarter Corner of Section 18, Township 75 North, Range 25 West of the 5th P.M., Warren County, lowa; thence along the South line of the NWfr 1/4 of said Section 18, North 89°55'39" East 662.22 feet; thence North 01°41'11" West 514.14 Feet; thence North 01°46'16" East 396.36 feet; thence North 03°31'43" East 417.64 feet; thence along the North line of the SWfr 1/4 of the NWfr 1/4 of said Section 18, South 89°47'39" West 685.04 feet to the NW Corner of said SWfr 1/4 of the NWfr 1/4; thence along the West line of said SWfr 1/4 of the NWfr 1/4; South 00°00'00" 1,325.32 feet to the point of beginning.

This Deed is given in full performance of a Real Estate Contract dated October 2, 1992 and filed on October 2, 1992 at Book 332, pages 756-759 in the office of the Warren County Recorder and filed on October 2, 1992 at Book 131, pages 230 in the office of the Madison County Recorder.

Grantor does Hereby Covenant with Grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that it has 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.

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

Dated: 11/07/96

Grantor:

Cedar Hill Land and Cattle Co., Inc.

Name: Thomas E. Jordison

Title: President

State of Iowa

) SS:

County of Warren

On this 7 day of November, 1996, before me, the undersigned, a Notary Public in and for said County and State personally appeared Thomas E. Jordison, to me personally known, who, being by me duly sworn (or affirmed), did say that that person is the President of said corporation, that no seal has been procured by the said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said Thomas E. Jordison acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Notary Public in and for said County and State