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IOWA STATE BAR ASSOCIATION Official Form No. 12 (Several Grantors) (Trade-Mark Registered, State of Iowa, 1967)

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REC \$ 11.00

AUD \$ 5.00



WARRANTY DEED

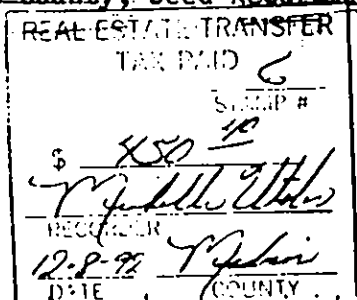
Know All Men by These Presents: That North Central Properties, Inc., an Iowa Corporation,

in consideration* of the sum of One Dollar and other good and valuable considerations in hand paid do hereby Convey unto Joan L. Christ

Grantees' Address: the following described real estate, situated in Madison and Clarke County, Iowa, to-wit:

The legal description is set out in Exhibit "A" which is attached hereto and made a part hereof This deed is subject to easements, reservations, restrictions, liens and conveyances of record.

This Deed is given in satisfaction of a Real Estate Contract dated 3-1-79 & recorded 3-7-79 in the records of Madison County, Deed Record 108-647. Therefore, it is exempt from DOV & GHS



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And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantees hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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.

Signed this 4th day of December, 19 92.

* Real Estate Transfer Tax: See Chapter 110B, 64th G.A., Second Regular Session 1972.

North Central Properties, Inc.

By Cornell Deeny Sec. President and Secretary

203 Broadway Drive Eagle Grove, Iowa 50533

STATE OF IOWA, Wright COUNTY, ss:

On this 4th day of December, A.D. 19 92, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Cornell Deeny and

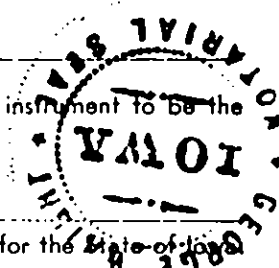
to me personally known, who, being by me duly sworn, did say he is that he is the President and Secretary respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) on behalf of

said corporation by authority of its Board of Directors; and that the said Cornell Deeny and as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



IOWA STATE BAR ASSOCIATION Official Form No. 12 (Trade-Mark Registered, State of Iowa, 1967) 11-2182-This Printing: October 21, 1970

George Wright Notary Public in and for the State of Iowa



**EXHIBIT "A" TO REAL
ESTATE CONTRACT**

Clarke County, Iowa Property:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$; the NW $\frac{1}{4}$ NE $\frac{1}{4}$; and Lot 1 in SW $\frac{1}{4}$ NE $\frac{1}{4}$; and Lot 3 in the SE $\frac{1}{4}$ NE $\frac{1}{4}$; and part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as commencing at the Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, thence North 80 rods, thence East to the Branch running through said forty, thence down said Branch to South River, thence up the main channel of said River to South line of said forty, thence West to the place of beginning, except a strip 40 feet wide beginning at the Southwest corner of the NE $\frac{1}{4}$ of said Section, thence North 170 feet, thence East to intersect public road running North and South, also the East 78 rods of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; and Lot 2 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$; EXCEPT 10 acres more or less described as follows, to-wit: Commencing at the Northeast Corner of Lot 2 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 73 North, Range 26 West of the 5th P.M., at the point where Old Burr Oak Branch crosses the North line of said Section 5 thence West 796 feet along the North line of said Section 5 thence South 26°00' East 1200 feet to the Center of the presently existing county road thence in an easterly direction 400 feet along the center of said county road to the center of Old Burr Oak Branch on the East side of Lot 2, thence North along the center of said Branch and the East side of Lot 2 to the place of beginning; all being in Section 5, Township 73 North, Range 26 West of the 5th P.M.

Madison County, Iowa Property:

The Southeast Quarter (1/4) of Section Thirty-two (32) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The Southwest Quarter (1/4) of Section Thirty-two (32) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa