

REAL ESTATE TRANSFER  
 TAX PAID 10  
 STAMP #  
\$151.20  
*Michelle Utsler*  
 RECORDER  
7-14-93 Madison  
 DATE COUNTY

Fee \$11.00  
 Transfer \$5.00  
 COMPUTER   
 RECORDED   
 COMPARED

FILED NO. 105  
 BOOK 58 PAGE 454  
 93 JUL 14 AM 10:12  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar (\$1.00)  
 Dollar(s) and other valuable consideration,  
Kathryn A. Farlow, a single person

do hereby Convey to ADVANCED GROCERY SYSTEMS, INC.

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto for legal description.

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.

Madison COUNTY, Iowa  
 On this 4th day of June, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared

Dated: June 4, 1993

Kathryn A. Farlow  
 Kathryn A. Farlow (Grantor)

Kathryn A. Farlow (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)

[Signature]  
 Notary Public (Grantor)

(This form of acknowledgment for individual grantors only)

EXHIBIT "A"

KATHRYN A. FARLOW WARRANTY DEED JUNE 4, 1993

LEGAL DESCRIPTION

A parcel of land in the Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, described as commencing at the Southwest Corner of said Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), thence South  $89^{\circ} 11' 29''$  East 1387.11 feet along the South line of said Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) to the Southwest Corner of the East 5.52 acres of said Northwest Fractional Quarter (NW Fr.  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), thence North  $00^{\circ} 42' 29''$  West 357.00 feet along the West line of said east 5.52 acres to Point of Beginning, thence continuing North  $00^{\circ} 04' 29''$  West 895.80 feet to the South Right-of-Way line of Iowa Highway No. 92, thence North  $89^{\circ} 05' 32''$  West 582.59 feet along said South Right-of-Way line, thence Southwesterly 55.80 feet along a 904.90 feet radius curve concave Southeasterly having a 55.79 feet chord bearing South  $78^{\circ} 33' 06''$  West, thence South  $00^{\circ} 11' 37''$  East 992.01 feet, thence South  $89^{\circ} 11' 54''$  East 185.60 feet, thence North  $00^{\circ} 10' 23''$  East 256.62 feet, thence South  $89^{\circ} 09' 56''$  East 346.78 feet, thence South  $00^{\circ} 07' 32''$  West 149.47 feet, thence South  $89^{\circ} 10' 55''$  East 102.25 feet to Point of Beginning, containing 12.3520