

REC \$ 5.00  
AUD \$ 5.00

REAL ESTATE TRANSFER
TAX PAID <u>41</u>
STAMP #
\$ <u>452</u>
<i>[Signature]</i>
RECORDER
<u>3-24-93</u> <u>Madison</u>
DATE COUNTY

FILED NO. 2373  
BOOK 58 PAGE 208  
✓ 93 MAR 24 PM 4:05  
MICHELLE UTULER  
RECORDER  
MADISON COUNTY, IOWA



SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of Ninety-five Thousand Four Hundred Forty-three and no/100 (\$95,443) Dollar(s) and other valuable consideration, Kenneth A. Bellamy and Doris Bellamy, husband and wife,

do hereby Convey to Winterset Incentive Network, Inc.

the following described real estate in Madison County, Iowa:

A parcel of land in the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) 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, more precisely described as follows:

Commencing at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) 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; thence South 00°01'30" West 251.74 feet to the Point of Beginning. Which is the Southwest Corner of Bellamy Addition, Plat No. 1; thence South 89°20'34" East 1069.87 feet; to the Southeast corner of Bellamy Addition, Plat No. 1; thence South 00°00'56" West 777.31 feet; thence North 89°20'34" West 1070.00 feet to the West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Thirty-one (31); thence North 00°01'30" East 777.31 feet to the Point of Beginning. Said parcel is divided into Lot A which is Tenth Street right-of-way, Lot B which is Buchanan Street right-of-way and two lots numbered 4 and 5 containing acreage as shown for a total area of 19.0886 acres.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Nebraska,  
ss:  
Gosper COUNTY,

DATED: March 22, 1993

On this 22 day of March,  
1993, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Kenneth A. Bellamy and Doris Bellamy

*[Signature]*  
Kenneth A. Bellamy (Grantor)

*[Signature]*  
Doris Bellamy (Grantor)

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

*[Signature]*  
DARLENE F. MISTEREK  
My Comm. Exp. June 28, 1995  
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)