

25,000

Form 5031—135 Warranty Deed for Corporation (OLD FORM 1038)

APPROVED BY THE IOWA REAL ESTATE ASSN. NOV. 1988

Know All Men by These Presents:

That REED BROTHERS, INC. having its principal place of business at TRURO in MADISON County and State of IOWA, a corporation organized and existing under the laws of IOWA, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION DOLLARS in hand paid by FRED REED, JR. of MADISON County and State of IOWA does hereby SELL AND CONVEY unto the said FRED REED, JR. the following described real estate situated in the County of MADISON and State of Iowa, to-wit: SEE EXHIBIT "A" ATTACHED

REAL ESTATE TRANSFER TAX PAID 39 STAMP # \$ 39.30 Michelle Utzler RECORDER 12-28-93 Madison COUNTY DATE COUNTY

REC \$ 10.00 AUD \$ 10.00 R.M.F. \$ 1.00 COMPUTER RECORDED COMPARED FILED NO. 1676 BOOK 132 PAGE 368 93 DEC 29 PH 2:55 MICHELLE UTZLER RECORDER MADISON COUNTY, IOWA

And Said Corporation hereby covenants with said FRED REED, JR. that it holds said premises by good and perfect title; that it has good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever, except as above stated. And said grantor covenants to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF said corporation has caused these presents to be signed and attested this 10TH day of SEPTEMBER, 19 93.

By REED BROS. INC. Corporation. Fred Reed, Jr. FRED REED, JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF IOWA POLK COUNTY, ss:

On this 10TH day of SEPTEMBER, A. D. 19 93, before me THE UNDERSIGNED a Notary Public in and for POLK County, State of IOWA personally appeared FRED REED, JR. to me personally known, who, being by me duly sworn, did say on oath that (he is) PRESIDENT of said REED BROTHERS, INC.

no seal has been procured by the said REED BROTHERS, INC. that said instrument was signed in behalf of said CORPORATION by authority of its Board of Directors and said FRED REED, JR. acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation and by it voluntarily executed.

Notary Public in and for POLK County, IOWA

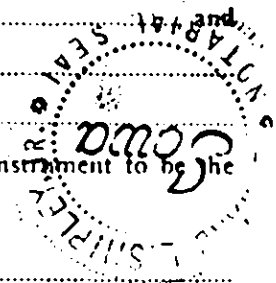


EXHIBIT "A"

Reed #93-156S

DESCRIPTION:

Parcel "A" located in the Southwest Quarter of Section 1 and in the Northwest Quarter of the Northwest Quarter of Section 12, Township 74 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:  
Beginning at the Southeast Corner of the SW.1/4 of the SW.1/4 of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa; thence, along the South line of said Section 1, North 89°45'16" East 64.94 feet; thence North 02°04'03" East 107.89 feet; thence North 27°43'40" East 162.68 feet; thence North 34°21'37" East 132.35 feet; thence North 15°21'56" East 223.35 feet to the centerline of Clanton Creek; thence, along said centerline, North 79°30'58" West 57.45 feet; thence North 35°19'59" West 104.40 feet; thence North 62°30'27" West 98.28 feet; thence North 14°15'41" East 164.68 feet; thence North 29°27'28" West 82.39 feet; thence North 53°17'18" West 44.49 feet; thence North 86°28'30" West 80.93 feet; thence South 68°54'51" West 105.56 feet; thence South 22°47'38" West 118.69 feet; thence South 36°46'52" West 192.88 feet; thence South 07°30'14" West 182.29 feet; thence South 72°52'19" West 88.43 feet to the Junction of Clanton Creek and a small creek running Southerly; thence, along said small creek, South 09°15'16" East 81.36 feet; thence South 05°59'53" East 284.36 feet; thence South 24°01'03" West 36.66 feet; thence, departing said small creek, South 01°07'24" East 77.03 feet; thence South 02°11'43" East 331.05 feet; thence South 06°10'57" East 327.38 feet to a point in the centerline curve of county road # G-68; thence Southeasterly, 452.93 feet along said curve, concave Southwesterly, having a radius of 636.63 feet, a central angle of 40°45'50" and a chord bearing South 46°43'44" East 443.45 feet to the East line of the NW. 1/4 of the NW.1/4 of Section 12, T74N, R27W; thence, along said East line, North 00°36'09" East 961.93 feet to the Point of Beginning. Said parcel "A" contains 16.646 acres, including 1.073 acres of county road right-of-way.

EASEMENT:

An Ingress-Egress Easement 20' wide in the SW.1/4 of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa, being 10' on both sides of the following described centerline:

Commencing at the Southeast Corner of the SW.1/4 of the SW.1/4 of Section 1, T74N, R27W of the 5th P.M., Madison County, Iowa; thence North 89°45'16" East 20.05 feet to the Point of Beginning of the centerline of a 20' wide Ingress-Egress Easement; thence North 10°10'04" East 54.97 feet; thence North 14°07'34" West 43.80 feet; thence North 64°33'40" West 53.05 feet; thence South 89°12'07" West 84.64 feet; thence South 12°58'28" West 103.21 feet; thence South 80°52'53" West 93.75 feet; thence North 01°26'45" West 265.53 feet; thence North 82°44'55" East 303.51 feet; thence North 40°13'07" East 179.21 feet; thence North 59°47'55" East 83.84 feet to the terminus of said Easement centerline.