

COMPUTER   
RECORDED   
COMPARED

REC \$15.00  
AUD \$25.00  
R.M.F. \$1.00

REAL ESTATE TRANSFER
TAX PAID 45
STAMP #
\$ 703.20
<i>J. J. Miller</i>
RECORDER
12/27/93 DATE
J. J. Miller COUNTY

FILED NO. 1953  
BOOK 132 PAGE 459  
94 JAN 24 PH 12:00  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of FOUR HUNDRED FORTY THOUSAND & NO/100-(\$440,000.00) Dollar(s) and other valuable consideration,  
HARRY B. WATTS, Single; HARRY B. WATTS, Trustee of the H. M. WATTS LIVING TRUST CREATED U/A DATED 1/31/84; and LARRY WATTS and LAURA WATTS, Husband and Wife,  
do hereby Convey to  
ROBERT M. CASPER and MARGARET MARIE CASPER, as to an undivided three-fourths (3/4) interest; and JOHN E. CASPER, as to an undivided one-fourth (1/4) interest  
the following described real estate in Madison County, Iowa:

See description of real estate attached hereto as Exhibit "A".

This deed is given in fulfillment of a Real Estate Contract recorded in Book 128, Page 769 of the Madison County Recorder's office. No groundwater statement or declaration of value is required.

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.

STATE OF IOWA

Dated: Dec 8, 1993

MADISON COUNTY, ss:

On this 31 day of January, 199 3, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry Watts and Laura Watts

Larry Watts  
Larry Watts (Grantor)

Laura Watts  
Laura Watts (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.

Harry B. Watts  
Harry B. Watts (Grantor)

Harry B. Watts  
Harry B. Watts, Trustee of (Grantor)  
the H. M. Watts Living Trust Created U/A dated 1/31/84

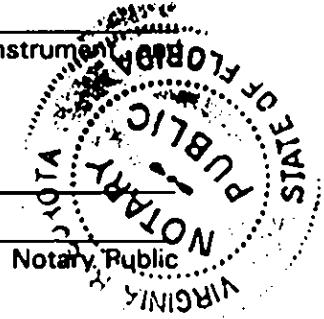
Robert A. Snyder  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

STATE OF FLORIDA, PINELLAS COUNTY, ss:

On this 8 day of December, 1993 before me, the undersigned, a Notary Public in and for said State, personally appeared Harry B. Watts

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.

Virginia R. Sorota  
Comm. No. 321592  
My Comm. Expires  
Oct. 29, 1997



STATE OF \_\_\_\_\_, \_\_\_\_\_ COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

STATE OF FLORIDA:  
:ss  
PINELLAS COUNTY :

On this 8 day of December, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Harry B. Watts, to me personally known to be the identical person named in and executed the foregoing instrument, and acknowledged that such person, as a fiduciary, executed the same as the voluntary act and deed of such person as such fiduciary.

Virginia R. Sorota  
Notary Public in and for said County and State

Comm. No. 321592  
My Comm. Expires: Oct. 29, 1997

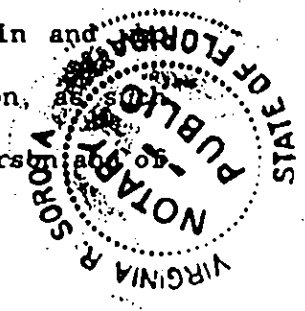


EXHIBIT 'A'

Tract No. 1:

The East Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), and the East Half ( $\frac{1}{2}$ ) of the East Half ( $\frac{1}{2}$ ) of the West Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18); and the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seven (7); all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract described as follows: Commencing at the center of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Eighteen (18), South  $90^{\circ}00'00''$  West 903.21 feet to the point of beginning; thence continuing along said South line South  $90^{\circ}00'00''$  West 426.42 feet; thence North  $00^{\circ}57'03''$  West 505.85 feet; thence North  $90^{\circ}00'00''$  East 434.81 feet; thence South  $00^{\circ}00'00''$  505.79 feet to the Point of Beginning, said parcel of land containing 5.000 acres, including 0.437 acres of county road right of way. Sellers shall also construct a fence on the boundary line of said five-acre tract at their expense.

Tract No. 2:

The North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), and the East 2 acres of the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Tract No. 3:

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as commencing at the Southeast corner of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North  $0^{\circ}00'$  along the East line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) 319.90 feet to the point of beginning; thence continuing North  $0^{\circ}00'$  993.10 feet to the North line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); thence North  $90^{\circ}00'$  West 657.95 feet; thence South  $0^{\circ}00'$  993.10 feet; thence South  $90^{\circ}00'$  East 657.95 feet to the point of beginning containing 15.0002 acres including 1.2258 acres of county road right-of-way.

Tract No. 4:

A parcel of land in the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-two (22), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as: Beginning at the Northwest corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), South  $00^{\circ}00'00''$  East 517.24 feet; thence South  $90^{\circ}00'00''$  East 1490.85 feet; thence South  $01^{\circ}38'07''$  East 346.78 feet; thence South  $16^{\circ}02'25''$  West 151.75 feet; thence South  $07^{\circ}25'51''$  West 114.36 feet; thence South  $17^{\circ}45'42''$  East 92.84 feet; thence South  $40^{\circ}11'52''$  East 120.87 feet; thence South  $46^{\circ}33'29''$  East 304.79 feet; thence South  $23^{\circ}40'11''$  East 224.98 feet; thence South  $59^{\circ}25'54''$  East 140.87 feet; thence South  $29^{\circ}45'41''$  East 121.12 feet; thence South  $05^{\circ}08'06''$  East 269.00 feet; thence South  $90^{\circ}00'00''$  East 628.20 feet to the East line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-seven (27) West; thence along said East line, North  $00^{\circ}12'45''$  West 859.61 feet to the South Quarter ( $\frac{1}{4}$ ) corner of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West; thence North  $00^{\circ}06'49''$  East 1311.31 feet to the Northeast corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15); thence along the North line of the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section, South  $89^{\circ}51'25''$  West 2695.09 feet to the Point of Beginning, containing 70.00 acres, more or less, including public road, and 69.61 acres, more or less, excluding public road. Bearings are based on the West line of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West, which is assumed to bear South.