

ADD \$ 15.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 229.60
T. J. Heldt
RECORDER
DATE 3-2-94 COUNTY Madison

FILED NO. 2277
BOOK 132 PAGE 547
94 MAR -2 AM 11:13
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



COURT OFFICER DEED

SPACE ABOVE THIS LINE
FOR RECORDER

IN THE MATTER OF

THE MARITAL TRUST and THE RESIDUARY TRUST

U/W OF ROY C. STRAIN, Deceased,

now pending in the Iowa District Court

in and for Madison County, Probate No. 3550 & 3551

Pursuant to the authority and power vested in the undersigned, and in consideration of \$144,000.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to CYRUS SCHOONMAKER II and ANN CLARE SCHOONMAKER, husband and wife,

the following described real estate in Madison County, Iowa:

The real estate described on LEGAL DESCRIPTION attached hereto and by this reference incorporated herein.

This deed is given in fulfillment of a real estate contract recorded in Book 124, Page 1, in the Office of the Recorder of Madison County, Iowa. This deed is exempt from declaration of value and groundwater hazard statement filing requirements inasmuch as it is given in fulfillment of a recorded real estate contract.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: March 1, 1994 The Marital Trust U/W of Roy C. Strain, Deceased
The Residuary Trust U/W of Roy C. Strain, Deceased

By _____ Title Ray E. Strain
(Ray E. Strain)

By _____ Title Craig E. Strain
(Craig E. Strain)

As _____ *in the above entitled estate or cause. As Trustees *in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

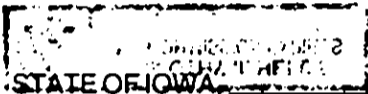
STATE OF IOWA, COUNTY OF DALLAS, ss:

On this 1st day of March, 19 94 before me, the undersigned, a Notary Public in and for said state, personally appeared Craig E. Strain

to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person, as such fiduciary, executed the same as the voluntary act and deed of such person and of such fiduciary.

TIMOTHY J. HELDT
MY COMMISSION EXPIRES
6-29-95

Timothy J. Heldt, Notary Public in and for said state.



STATE OF IOWA, _____ COUNTY, ss:

On this _____ day of _____, 19____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the _____ and _____, respectively, of said corporation; that (no seal has been procured by the said) corporation; that the instrument was signed (the seal affixed thereto is the seal of said) (and sealed) on behalf of said corporation by authority of its Board of Directors; and that _____ and _____ acknowledged the execution of said instrument to be the voluntary act and deed of the corporation as such fiduciary, by it, by them and as such fiduciary voluntarily executed.

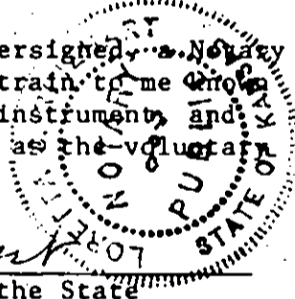
_____, Notary Public

STATE OF KANSAS, JOHNSON COUNTY, SS:

On this 28 day of Feb, 1994, before me, the undersigned, Notary Public in and for the State of Kansas, personally appeared Ray E. Strain to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that such person, as such fiduciary, executed the same as the voluntary act and deed of such fiduciary.

LORETTA C. FINCHART
Notary Public - State of Kansas
My Appt. Expires 2/10/98

Loretta C. Finchart
Notary Public in and for the State of Kansas.



(S E A L)

LEGAL DESCRIPTION

The Northwest Fractional Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Three (3), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM 6 parcels described as follows:

Commencing at the NW corner of Sec. 3-75-29, thence S. 33 feet, thence E. 484.8 ft. to point of beginning, being a point on the S. line of the present east and west road, thence E. 550 feet, thence Southwesterly 250.3 ft. to a point 46 ft. S. of the N. line of said Sec. 3, thence Northwesterly 300.3 ft. to point of beginning, containing 0.08 acres; and

Commencing at the NW corner of Sec. 3-75-29, thence S. 33 ft., thence E. 1,584.8 ft. to point of beginning, being a point on the S. line of the present east and west road, thence E. 671 ft., thence S. 10 ft., thence W. 671 ft., thence N 10 ft., to point of beginning, containing 0.15 acres, more or less; and

Commencing at the NW. corner of Sec. 3-75-29, thence S. 33.0 feet, thence E. 17.0 feet, for the point of beginning, thence E. 468.0 feet, thence S. 87°31.1' E. 161.7 feet, thence W. 487.6 feet, thence S. 67°05.7' W. 154.2 feet, thence N. 67.0 feet to the point of beginning, containing 0.186 acres more or less; and

Commencing at the NW corner of Sec. 3-75-29, thence S. 33.0 feet for the point of beginning, thence S. 17.0 feet, thence W. 1,614.0 feet, thence N. 88°56.2' W. 219.0 feet, thence N. 87°01.4' E. 250.3 feet, thence E. 550.0 feet, thence S. 10.0 feet, thence E. 671.0 feet, thence N. 10.0 feet, thence E. 362.0 feet to the point of beginning, containing 0.514 acres more or less. Note:-The bearing of the North line of said Sec. 3 is taken as due East; and

All that part of the NW $\frac{1}{4}$ of said Sec. 3 that lies northerly and westerly of a line beginning at a point 80 ft. normally distant southerly from centerline of Primary Road No. 92 on the east line of said NW $\frac{1}{4}$, thence to a point 80 ft. normally distant southerly from Sta. 348+00, thence to a point 100 ft. normally distant southerly from Sta. 347+00, thence to a point 100 ft. normally distant southerly from Sta. 346+30, thence to a point 80 ft. normally distant southerly from Sta. 345+00, thence parallel to or concentric with and 80 ft. normally or radially distant southerly from centerline to a point 80 ft. radially distant southerly from Sta. 336+20, thence to a point 130 ft. radially distant southerly from Sta. 333+50, thence concentric with centerline to a point 130 ft. radially distant southerly from centerline on a present north-south fence line through Sta. 332+22, thence to a point 80 ft. normally distant southerly from Sta. 330+40, thence to a point 80 ft. normally distant southerly from Sta. 326+25, thence to a point 55 ft. normally distant easterly from Sta. 7322+00 (Sec. Rd. Conn.), thence to a point normally distant easterly from Sta. 7321+00, on the present easterly right of way line of said Secondary Road Connection, thence West to the west line of said NW $\frac{1}{4}$. Said parcel contains 2.5 acres, more or less, exclusive of the present established roads. Note: A straight line between the NW Cor. and the NE Cor. of said Sec. 3 is assumed to bear East and West; and

0.47 acre, more or less, conveyed to the State of Iowa on June 10, 1991, as described in a warranty deed recorded on June 24, 1991, in Book 129, Page 21, in the Office of the Recorder of Madison County, Iowa.

Grantor further conveys to the Grantees all water rights upon the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section Four (4) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except the West Four (4) rods thereof, which rights are reserved in and by virtue of deed recorded in Book 47, Page 270, in the Office of the Recorder of Madison County, Iowa.