

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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BOOK 59 PAGE 568

94 SEP -7 PM 2: 22

REC \$ 15.00

AUD \$ 5.00

R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
HARRY B. WATTS, Single,

do hereby Convey to
FARMERS AND MERCHANTS STATE BANK, Winterset, Iowa

the following described real estate in Madison County, Iowa:

All of my right, title and interest in and to the real estate
described on the attached and incorporated Exhibit "A".

This deed is given in lieu of foreclosure, and is an absolute
conveyance. Therefore, no declaration of value and groundwater
hazard statement 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 ~~FLORIDA~~ Iowa, ss:
Madison COUNTY,
On this 3 day of September,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Harry B. Watts

Dated: 9-3-94

Harry B. Watts
Harry B. Watts (Grantor)

(Grantor)

(Grantor)

Patrick F. Cerkrea
Notary Public (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.

Patrick F. Cerkrea
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Handwritten note:
For (see) the deed
12-22-95
100-100-659

EXHIBIT "A"

Watts-Farmers and Merchants Bank Warranty Deed - Description of Real Estate

The East 45.52 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to public roads and highways as now established and easements of record, EXCEPT the West 210 feet of the East 812.8 feet of the South 290.4 feet of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and EXCEPT the East 602.8 feet of the South 254 feet of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and EXCEPT a part of the East 45.52 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half of the Northwest Fractional Quarter; thence N 00° 58' E. along East line of said North Half 254.0 feet; thence N 90° 00' W. 48.6 feet to Point of Beginning; thence N. 1° 20' W. 636.4 feet; thence N. 15° 02' W. 216.3 feet; thence N. 45° 07' W. 148.9 feet; thence N. 89° 24' W. 109.6 feet; thence S. 00° 38' E. 795.4 feet; thence N. 90° 00' W. 279.6 feet; thence S. 00° 56' E. 410.0 feet to the North line of Lane Street; thence N. 90° 00' E. 210.9 feet; thence N. 00° 56' W. 254.0 feet; thence N. 90° 00' E. 343.3 feet to the Point of Beginning; and EXCEPT a part of the East 45.52 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half (1/2) of the Northwest Fractional Quarter (1/4); thence N. 90° 00' W. 602.8 feet along the South line of said North Half of the Northwest Fractional Quarter (1/4) to Point of Beginning; thence N. 00° 56' W. 425.0 feet; thence N. 90° 00' W. 60.0 feet; thence S. 00° 56' E. 425.0 feet; thence N. 90° 00' E. 60.0 feet to the Point of Beginning; and EXCEPT a part of the East 45.52 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half (1/2) of the Northwest Fractional Quarter (1/4); thence N. 90° 00' W. 812.8 feet along the South line of said North Half (1/2) of the Northwest Fractional Quarter (1/4) to Point of Beginning; thence N. 00° 56' W. 290.4 feet; thence N. 90° 00' W. 219.0 feet; thence S. 00° 56' E. 290.4 feet; thence N. 90° 00' E. 219.0 feet to Point of Beginning. Note: The South line of North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West, and EXCEPT a part of the East 45.52 acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northeast corner of said Northwest Fractional Quarter (1/4); thence West 602.80 feet; thence South 00° 56' East 109.65 feet to the point of beginning; thence South 89° 20 1/2' East 283.84 feet along the South right-of-way line of Iowa Highway 92 to the Northwest corner of Lot Seven (7), Block One (1), Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1; thence South 00°

EXHIBIT "A" (Continued)

38' East 795.40 feet; thence West 279.60 feet; thence North 00° 56' West 15.0 feet; thence West 60 feet along the North line of Lot "A" 8th Street of said Watts & Corkrean Addition Plat No. 1; thence South 00° 56' East 134.6 feet; thence West 184.50 feet; thence North 00° 56' West 923.61 feet to the South line of Iowa Highway 92 right-of-way; thence South 88° 18' East 138.07 feet; thence South 80° 20 1/2' East 106.56 feet to the point of beginning; said parcel containing 10.1337 acres and is to be divided into Lots Eight (8) through Twelve (12), Block One (1), and Lots Two (2) through Nine (9), Block Two (2), and a portion of 8th Street to be designated as Lot "A", of Watts & Corkrean Addition to Winterset, Iowa and EXCEPT a parcel of land described as commencing at the Northeast Corner of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa; thence North 90° 00' 00" West along the North line of said Northwest Fractional Quarter (1/4) 682.78 feet; thence South 0° 56' East 907.95 feet to the Point of Beginning; thence continuing South 0° 56' East 120.00 feet; thence North 90° 00' West 184.50 feet; thence North 0° 56' West 120.00 feet; thence North 90° 00' East 184.50 feet to the Point of Beginning containing 0.5083 acres and subject to a utility easement to the South 10.00 feet thereof, and EXCEPT a tract of land in the North Half of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the NW. Fr. 1/4 of the NW. Fr. 1/4 of Section 31, T76N, R27W of the 5th P.M.; thence South 88° 37' 00" East 1,387.11 feet along the south line of the N. 1/2 of the NW. Fr. 1/4 of said Section 31 to the point of beginning; thence North 00° 31' 02" East 250.00 feet; thence South 88° 37' 00" East 210.00 feet; thence South 00° 31' 02" West 250.00 feet to the south line of said N. 1/2 of the NW. Fr. 1/4; thence North 88° 37' 00" West 210.00 feet along said south line to the point of beginning. Said tract contains 1.205 acres of land and is subject to an ingress-egress easement over and across the west 25 feet thereof as shown on the plat.