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DEED NO. 85180

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 165 North Canal Street, Chicago, Illinois, for the consideration of TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$2,400.00), conveys and quit-claims to WEAVER J. PORTER of Peru, Iowa 50222, GRANTEE, all interest in the following described real estate situated in the County of Madison, and the State of Iowa, to wit:

That part of the Northwest Quarter of the Northeast Quarter and the Northwest Quarter of Section 11, Township 74 North, Range 27 West of the Fifth Principal Meridian, bounded and described as follows: Beginning at a point on the Northerly extension of the center line of Florence Street, distant 150 feet Northwesterly, measured at right angles, from the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 11; thence Southwesterly parallel with said original main track center line a distance of 893 feet, more or less, to a point on a line drawn at right angles to said original main track center line at a point thereon distant 2,164 feet Northeasterly from the intersection thereof with the West line of said Section 11; thence Southeasterly at right angles to the last described course a distance of 100 feet to a point distant 50 feet Northwesterly, measured at right angles, from said original main track center line; thence Southwesterly parallel with said original main track center line a distance of 767 feet, more or less, to a point on the East line of the Northwest Quarter of the Northwest Quarter of said Section 11; thence Northerly along said East line of the Northwest Quarter of the Northwest Quarter of Section 11 a distance of 50 feet, more or less, to a point distant 100 feet Northwesterly, measured at right angles, from said original main track center line; thence Southwesterly parallel with said original main track center line to the center line of Clanton Creek; thence Southerly along the center line of Clanton Creek a distance of 152 feet, more or less, to a point distant 50 feet Southeasterly, measured at right angles, from said original main track center line; thence Northeasterly parallel with said original main track center line to a point distant 8.5 feet Southeasterly, measured radially, from the center line of the most Southeasterly side track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said side track was located prior to its removal; thence Northeasterly parallel with said side track center line to a point on the Northerly extension of the center line of Florence Street; thence Northerly along said center line of Florence Street, extended, a distance of 157 feet, more or less, to the point of beginning.

ALSO:

A strip of land 30 feet in width extending over and across Lots 3, 4 and 5 in Block 4, Original Town of East Peru, Iowa, together with that part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 74 North, Range 27 West of the Fifth Principal Meridian, lying Southerly of the South line of Brown Street and Easterly of and adjoining said Lot 5 of Block 4 more particularly described as follows: Beginning at a point on the South line of said Lot 3 in Block 4, distant 15 feet Northeasterly, measured at right angles, from the center line of a spur track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western

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Railway Company), as said spur track was originally located and established; thence Northwesterly parallel with said spur track center line a distance of 260 feet, more or less, to a point on the South line of Brown Street; thence Westerly along said South line of Brown Street to a point distant 15 feet Southwesterly, measured at right angles, from said spur track center line; thence Southeasterly parallel with said spur track center line a distance of 380 feet, more or less, to a point on the Southwesterly extension of the South line of said Lot 3; thence Northeasterly along said South line of Lot 3, extended, a distance of 55 feet, more or less, to the point of beginning.

Subject to streets or highways, if any.

Excepting and Reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to continue to protect, maintain, operate, and use any and all existing drainage, drive-ways, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever on said premises, including the repair, reconstruction and replacement thereof.

By the acceptance of this conveyance, the Grantee, for itself and/or its heirs, successors, transferees and assigns, hereby agrees to take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use.

This conveyance is made upon the express condition that the Grantor will not pay any taxes or special assessments which may be due or delinquent upon the real estate hereinabove described.

Further, this conveyance is made upon the express condition that the Grantor, its successors and assigns, shall have the right to enter upon the above described real estate until December 31, 1987, for the purpose of removing its ballast (stone) from said real estate and adjoining real estate. If not so removed within said period, and following written demand by Grantee, they shall be deemed abandoned by Grantor without obligation on Grantor's part and shall thereafter be and become Grantee's property in place.

Grantor certifies that the subject property may and shall, if released from the lien of the Indenture of Mortgage and Deed of Trust, originally executed by Chicago and North Western Railway Company and The First National Bank of Chicago, Trustee, dated as of January 1, 1939, as supplemented and amended, be automatically released from (i)

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the liens of the Mortgage Indenture and Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statements A and B dated as of June 29, 1983 by Grantor and Midwestern Railroad Properties, Incorporated to Continental Illinois National Bank and Trust Company of Chicago and The First National Bank of Chicago, as Co-Agents, pursuant to clause (a) of Section 4.3 thereof, and (ii) the lien of the Consolidated Mortgage dated as of January 15, 1984, as supplemented and amended, by Grantor to American National Bank and Trust Company of Chicago, as Trustee, pursuant to Article Nine, Section 14 thereof.

DATED this 27th day of January, 1987.

Signed, Sealed and Delivered in Presence of:

CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY

Penny K. Menchey

By Robert W. Mickey
ROBERT W. MICKES, Vice President

Arthelia Bryant

Attest Jeffrey A. Davis
JEFFREY A. DAVIS, Asst. Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, RICHARD S. KENNERLEY, a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that ROBERT W. MICKES and JEFFREY A. DAVIS, to me personally known and known to me to be, respectively, Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 27th day of January, 1987.

REAL ESTATE TRANSFER
TAX PAID 9
STAMP #
\$ 20
Mary E. Kelly
RECORDER
My Commission Expires: November 8, 1988
DATE COUNTY
2-18-87 Madison

Richard S. Kennerley
Notary Public, in and for the County of Cook, In the State of Illinois.
RICHARD S. KENNERLEY
NOTARY PUBLIC

This instrument was prepared by Chicago and North Western Transportation Company, 165 North Canal Street, Chicago, Illinois 60606.