

REAL ESTATE TRANSFER
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STAMP #
\$ 372 65
Mary E. Welty
RECORDER
3-3-88 Madison
DATE COUNTY

Compared

FILED NO. 1525
BOOK 54 PAGE 155

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00
Transfer \$15.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ONE MILLION EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND No/100 (\$1,087,500.00)
Dollar(s) and other valuable consideration, FRED REED, JR. and DORRIS M. REED, Husband and Wife,

do hereby Convey to KMG AGRI-SERVICES, INC.

~~as joint tenants with full rights of survivorship and as tenants in common;~~ the following described real estate in
Madison County, Iowa:

All of our right, title and interest in and to the following-described real estate:
See description of real estate attached hereto and marked Exhibit "A".

This Deed is given in satisfaction of a Real Estate Contract recorded in
Book 50, Page 749 of the Recorder's office of Madison County, Iowa.
Grantors' interest in and to said Contract was 60%.

This conveyance includes real property and personal property; the value of
the real property is \$565,275.00.

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} ~~Madison~~, ss:
Madison COUNTY,

Dated: Feb 24, 1988

On this 24 day of Feb
19 88, before me the undersigned, a Notary
Public in and for said State, personally appeared
Fred Reed, Jr. and Dorris M. Reed

Fred Reed Jr
Fred Reed, Jr. (Grantor)

Dorris M Reed
Dorris M. Reed (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.

Jerrold B. Oliver
Notary Public (Grantor)

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



EXHIBIT "A"

REAL ESTATE DESCRIPTION

Out Lots Three (3), Four (4) and Five (5) of the Original Town of Truro (formerly called Ego), Madison County, Iowa.

AND

Lot Twenty-two (22) and the East 10 feet of Lot Twenty-one (21), Block Eight (8) of the Original Town of Truro, Madison County, Iowa.

AND

Lots Three (3), Four (4) and Five (5) in Block Five (5) of the Original Town of Truro, Madison County, Iowa.

AND

That part of the right of way of the Chicago, Burlington & Quincy Railroad Company bounded, on the East, by the West line of Block Five (5) of the Original Town of Truro (formerly Ego), on the West by the East line of what would be the extension of Railroad Street between Prairie and North Streets, and on the South by the North line of the extension of Center Street between Hull and Railroad Street extended; also that part of the right of way of said Railroad Company in that part of the Town of Truro as is bounded on the West by Railroad Street and its Northward extension, on the North by Center Street and its Westward extension, on the East by Hull Street and its Southward extension, and on the South by the Eastward extension of Prairie Street; being parts of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth Principal Meridian, EXCEPT a parcel of land in the Town of Truro (formerly Ego), Madison County, Iowa, described as follows, to-wit: Commencing at the Northeast corner of Lot One (1) in Block Eight (8) of said Town of Truro, thence due East along the South line of Center Street 60.0 feet to the point of beginning, thence due East 135.0 feet along the South line of Center Street, thence South 42 degrees 53 minues East 99.6 feet, thence North 90 degrees 00 minutes West 179.6 feet, thence North 42 degrees 53 minutes West 34.0 feet to a point on the East line of Railroad Street, thence North 0 degrees 00 minutes 48.1 feet along the East line of Railroad Street to the point of beginning. Said parcel is a portion of the former Chicago, Burlington & Quincy Railroad Company depot site and contains 0.3183 acres, and is located in the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Submitted