

305,000.00

REAL ESTATE TRANSFER TAX PAID <u>2</u>
STAMP #
\$ <u>334.95</u>
<u>Mary E. Welty</u> RECORDER
<u>4-1-88</u> <u>Madison</u> DATE COUNTY

Compared

RE 11628

FILED NO. 1780
BOOK 124 PAGE 205

1988 APR -1 PM 3:03

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$15.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of One Dollar
Dollar(s) and other valuable consideration, THE TRAVELERS INSURANCE COMPANY, a Connecticut
corporation

do hereby Convey to CRAWFORD AND CRAWFORD, INC.

the following described real estate in MADISON County, Iowa:

The West One Half (W $\frac{1}{2}$) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-nine (29), West of the Fifth Principal Meridian, EXCEPT a parcel of land described as the South 676.4 feet of the West 322.0 feet of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{2}$ NW $\frac{1}{2}$) of Section Thirty-five, Township Seventy-six North, Range Twenty-nine (29) West and EXCEPT a parcel of land described as commencing at the Southwest corner of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-nine (29) West; thence North 90°00' East 936.1 feet along the South line of said Section Thirty-five (35); thence North 00°00' 70.0 feet to point of beginning; thence North 90°00' West 549.7 feet; thence North 77°20' West 91.2 feet; thence North 90°00' West 240.0 feet; thence North 00°20' West 307.4 feet; thence North 15°27' West 14.4 feet; thence South 85°23' East 451.0 feet; thence North 89° 29' East 119.4 feet; thence South 00°20' West 145.8 feet; thence North 90°00' East 56.0 feet; thence South 2°43' East 7.0 feet; thence North 89°05' East 260.3 feet; thence South 00°08' West 157.4 feet to point of beginning.

See attached reservation of oil, gas and other mineral rights.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 _____, ss:
_____ COUNTY

Dated: March 30, 1988

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said State, personally appeared _____

THE TRAVELERS INSURANCE COMPANY
RICHARD G. GRIFFIN: REGIONAL VICEPRESIDENT (Grantor)

By [Signature]
ATTEST (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.

By [Signature]
STANLEY J. LISS: ASSISTANT SECRETARY (Grantor)

Notary Public

(Grantor)

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

STATE OF IOWA, ILLINOIS DU PAGE COUNTY, ss:

On this 30th day of March, 19 88, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RICHARD G. GRIFFITH and STANLEY J. LUBB

, to me personally known, who being by me duly sworn, did say that they are the REGIONAL VICE PRESIDENT and ASSISTANT SECRETARY respectively, of the corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed thereto is the seal of the) corporation; that said instrument was signed

(and sealed) on behalf of the corporation by authority of its Board of Directors; and that REGIONAL VICE PRESIDENT and ASSISTANT SECRETARY as officers acknowledged the executive of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



OFFICIAL SEAL
Marilyn L. Weisbrodt
Notary Public, State of Illinois
My Commission Expires 3/5/90

Marilyn L. Weisbrodt, Notary Public in and for said State.

IOWA STATE BAR ASSOCIATION
Official Form No. 172
Current January, 1988

(Sections 558.38 and 558.39, Code of Iowa)

Acknowledgement: For use in the case of corporations

SPECIAL WARRANTY DEED

TO

Entered upon transfer books and for taxation this 1 day of April, 19 88 By Jean Welch Auditor Deputy Free 5.00

Filed for record, indexed and delivered to County Auditor this 1 day of April, 19 88 at 3:03 o'clock P. M., and recorded in deed Rec. 124, Page 205 of Madison County Records. Recorder's fee \$ 15.00 PAID. Auditor's fee \$ 5.00 PAID. By Mary E. Welty Recorder Deputy

WHEN RECORDED RETURN TO
Feather Law Firm
Adair, Iowa 50002
Box 158

EXHIBIT "A"

Grantor reserves fifty percent (50%) of all mineral rights now owned by Grantor which shall include, but is not limited to, one-half (1/2) of the oil, gas, associated hydrocarbons, coal, lignite, sulphur, phosphate, lead, zinc, copper, iron ore and other metallic ores, sodium, salt, uranium, thorium, molybdenum, vanadium, geothermal energy, titanium and other fissionable materials, gold, silver (and other precious metals), bauxite, limestone and other stones, gypsum and other minerals (excluding sand, gravel and clay) now owned by Grantor in, on or under the Premises, together with full rights of ingress and egress and use of the surface to the extent reasonably necessary for the purpose of exploring, drilling, mining (including, to the extent reasonable in the circumstances, open pit and strip mining), developing, producing, storing, removing, treating and transporting said minerals whether solid, liquid or gaseous (or a mixture), whether valuable or not and whether or not known to exist under said Premises.

RECEIVED
MAR 29 1988
DEED RECORD

RECEIVED