

Compared

REAL ESTATE TRANSFER	
TAX PAID	29
STAMP #	
\$	110
<i>Mary E. Welty</i>	
RECORDER	
12-28-87	<i>Madison</i>
DATE	COUNTY

FILED NO. 1094
BOOK 123 PAGE 755

1987 DEC 28 AM 8:07

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

IND. _____
REC. _____ Fee \$20.00
PAGE _____ Transfer \$10.00

IOWA QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That HAWKEYE LAND COMPANY, a/k/a HAWKEYE LAND CO. having its principal place of business at 2497 Ivanhoe Road, Cedar Rapids, in Linn County, and State of Iowa, a corporation organized and existing under the laws of Iowa, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim unto

RONALD E. MASON
BOX 156, ADEL, IOWA 50003

except as stated below, all of Grantor's interest, if any, in the following described real estate situated in MADISON County, Iowa, to-wit:

A STRIP OF LAND OF VARYING WIDTHS BEING THE FORMER MAIN TRACK RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY, GOING THROUGH THE NORTHEAST ONE QUARTER (1/4) OF SECTION TWENTY-ONE (21), AND THE SOUTH ONE HALF (1/2) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST, IN MADISON COUNTY, IOWA; CONTAINING 25.05 ACRES MORE OR LESS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SAID EXHIBIT IS NEITHER OFFERED AS NOR CLAIMED TO BE A SURVEY, BEING SOLELY A REPRESENTATION OF PREMISES CONVEYED.

EXCLUDED FROM SALE IS THE FOLLOWING PARCEL:

COMMENCING AT THE CENTER OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST, THENCE WESTERLY FROM THE CENTER OF SECTION SIXTEEN (16) ALONG THE EAST - WEST CENTERLINE A DISTANCE OF 480 FEET TO THE WEST EDGE OF THE FORMER CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100 FEET, THENCE EASTERLY FROM THE PREVIOUSLY DESCRIBED LINE 30 FEET TO A POINT IN THE RIGHT OF WAY 45 FEET FROM THE CENTERLINE OF THE FORMER TRACK, THENCE NORTHERLY FROM THE PREVIOUSLY DESCRIBED LINE AND PARALLEL TO SAID RIGHT-OF-WAY 100 FEET, THENCE WESTERLY ALONG SAID EAST - WEST CENTERLINE OF SECTION SIXTEEN (16) 30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3,000 SQUARE FEET OR 0.06 ACRES MORE OR LESS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SAID EXHIBIT IS NEITHER OFFERED AS NOR CLAIMED TO BE A SURVEY, BEING SOLELY A REPRESENTATION OF PREMISES CONVEYED.

ALSO RESERVED IN THIS CONVEYANCE TO A MS. MARGARET P. SCHAFFER, HER SUCCESSORS, HEIRS, OR ASSIGNS, IS AN EXCLUSIVE PERPETUAL EASEMENT FOR A WATERLINE. SAID EASEMENT SHOULD BE A TOTAL WIDTH OF 10 FEET, BEING 5 FEET ON EITHER SIDE OF SAID WATERLINE; RUNNING EASTERLY FROM A WELL ALONG THE PRESENT ROUTE OF SAID WELL, TO THE EASTERLY BOUNDARY OF THE FORMER MAIN TRACK RIGHT-OF-WAY OF SAID RAILROAD, RUNNING THROUGH THE SOUTHWEST ONE QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST.

Notwithstanding any other provision of this instrument, the Grantor shall in no event incur a liability to the Grantee for failure of or defect in the title or estate of the Grantor in and to the property herein described.

This conveyance is made pursuant to the terms of an Offer to Purchase accepted by Grantor December 21, 1987, and the terms thereof shall survive delivery of this Quitclaim Deed.

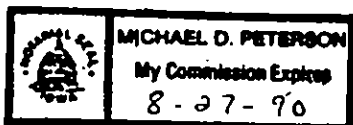
IN WITNESS WHEREOF, said corporation has caused this instrument to be duly executed this 22 day of December, 1987.

HAWKEYE LAND COMPANY

BY: [Signature]
RICK STICKLE,
PRESIDENT AND SECRETARY

STATE OF IOWA)
) SS
COUNTY OF LINN)

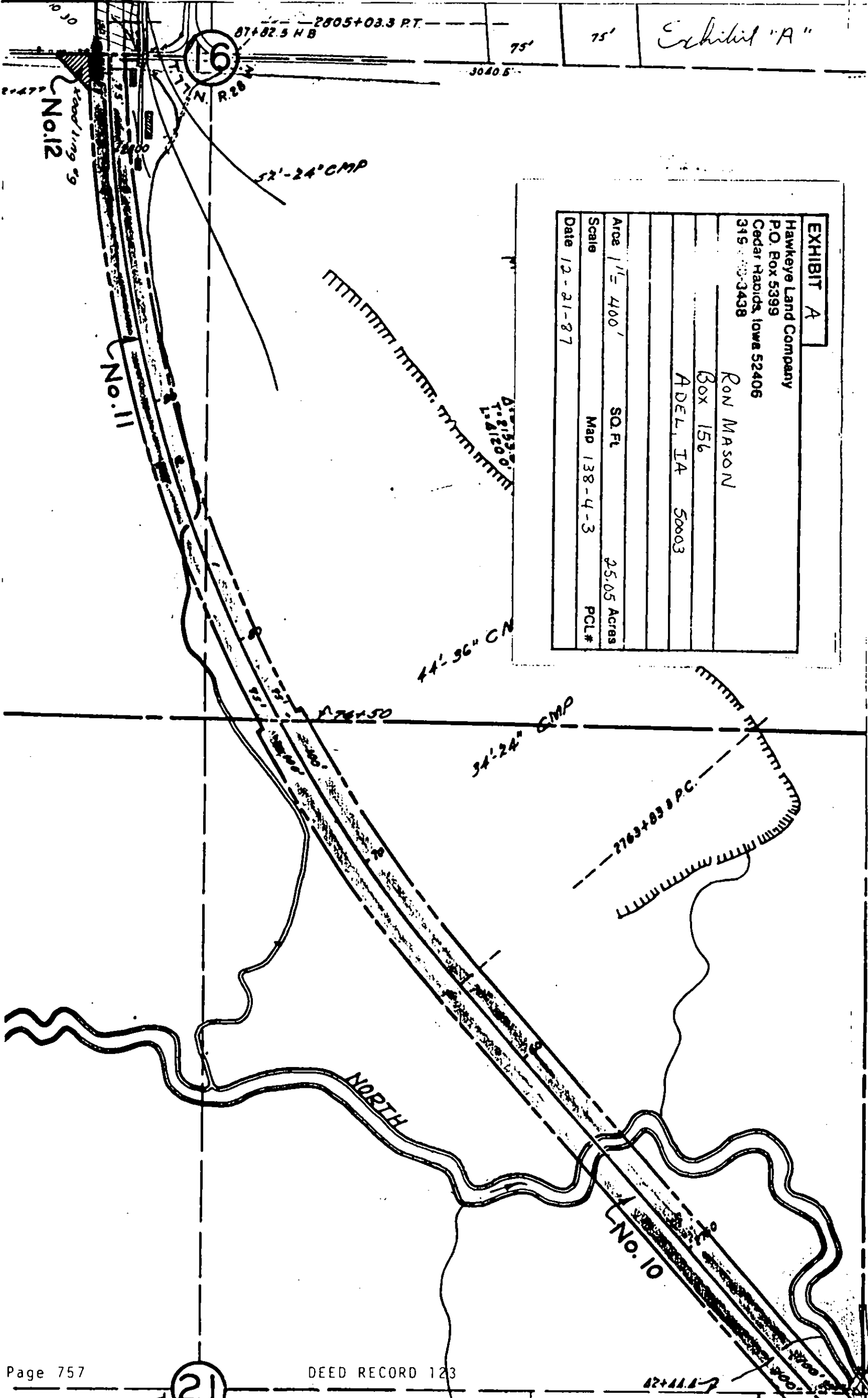
On this 22 day of December, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Rick Stickle, to me personally known, who being by me duly sworn, did say that he is the President and Secretary of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rick Stickle as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



Michael D. Peterson
NOTARY PUBLIC IN AND FOR
STATE OF IOWA

Exhibit "A"

EXHIBIT A	
Hawkeye Land Company	
P.O. Box 5399	
Cedar Rapids, Iowa 52406	
315-3438	
Ron Mason	
Box 156	
ADEL, IA 50003	
Area 1" = 400'	SQ. Ft.
Scale	Map 138-4-3
Date 12-21-87	PCL#
25.05 Acres	




MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS
OF HAWKEYE LAND CO.

A special meeting of the Board of Directors of HAWKEYE LAND CO., was held at 10:00 A.M. on August 14, 1987, at the corporation's principal place of business located at 2497 Ivanhoe Road, Cedar Rapids, Iowa. The sole Director of the corporation, Rick Stickle, was present.

The following Resolution was introduced by Rick Stickle and was passed by a unanimous vote:

BE IT RESOLVED that Rick Stickle as President of HAWKEYE LAND CO. and Rick Stickle as Secretary of HAWKEYE LAND CO. is hereby authorized to sign any and all Quitclaim Deeds on behalf of the corporation conveying the corporation's interest in any real estate owned by the corporation. This authority shall continue for a period of one year from the date of this Resolution without the necessity of a special meeting of the Board of Directors to authorize the signing of each Quitclaim Deed by Rick Stickle as President and Secretary of the corporation.

There being no further business, the meeting was adjourned.



Rick Stickle, Secretary

CERTIFICATION

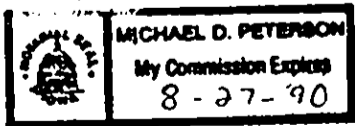
STATE OF IOWA }
 } SS
COUNTY OF LINN }

I, Rick Stickle, having been first duly sworn, do on oath depose and state that I am Secretary of HAWKEYE LAND CO.; that the foregoing is a true and correct copy of the Minutes of the Special Meeting of the Board of Directors of HAWKEYE LAND CO. held on August 14, 1987.

HAWKEYE LAND CO.


Rick Stickle, President

Subscribed and sworn to before me by Rick Stickle this 22 day of December, 1987.



Michael D. Peterson
Notary Public for State of Iowa