

REAL ESTATE TRANSFER
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Mary E. Welty
RECORDER

3-26-90
DATE COUNTY

FILED NO. 1889
BOOK 126 PAGE 484
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IND. REC. PAGE

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$10.00, Trans. \$5.00



WARRANTY DEED
(CORPORATE GRANTOR)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of _____ one _____
Dollar(s) and other valuable consideration, Simpson College,
a corporation organized and existing under the laws of Iowa
does hereby Convey to Midwest Automatic Sprinkler Fabrication and Supply Co., Inc.,

the following described real estate in Madison _____ County, Iowa:

SEE EXHIBIT "A"

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

SIMPSON COLLEGE, by its Board of Trustees

Dated: March 20, 1990

By Ann Fleming
Ann Fleming, Vice-Chairman Title

By Marion Coons
Marion Coons, Treasurer Title

STATE OF IOWA WARREN COUNTY, ss:

On this 20th day of March, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared Ann Fleming and Marion Coons to me personally known, who being by me duly sworn, did say that they are the Vice-Chairman and Treasurer

respectively of said corporation; that ~~(no seal has been procured by the said)~~ corporation; that said instrument was signed (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Vice-Chairman and Treasurer as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Robert D. Fridley
ROBERT D. FRIDLEY, Notary Public

All that part of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) which lies South and East of the right of way of the Chicago, Great Western Railway Company; the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) excepting the right of way of the Chicago, Great Western Railway Company and excepting that part of the North 20 rods of said forty-acre tract which lies North and West of the right of way of the Chicago, Great Western Railway Company; and the Southeast Quarter ($\frac{1}{4}$), all of Section Eleven (11), in Township Seventy-five (75) North of Range Twenty-six (26), West of the 5th P. M., Madison County, Iowa, EXCEPT the South Thirty-five (35) acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), AND EXCEPT The South Thirty (30) acres of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eleven (11), AND EXCEPT The East Two and One-half ($2\frac{1}{2}$) acres of the North Five (5) acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), AND EXCEPT A tract of land beginning 1,149.4 feet North and 75.76 feet West of the Southeast Corner of Section Eleven (11), thence South 85° West, along the North line of the South 35 acres of the Southeast Quarter ($\frac{1}{4}$) Southeast Quarter ($\frac{1}{4}$) of said Section, 584.24 feet, thence North 825 feet, thence North, 47° East, 798.2 feet to the West line of said County Road, thence Southerly along said West line of said County Road 1,314.15 feet to the point of beginning, and containing 14 acres, more or less, AND EXCEPT A tract of land commencing at the Southeast corner of the West Half ($\frac{1}{2}$) of the North 5 acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165 feet along the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section, thence South, 85° West, parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North, $3^{\circ}20'$ East, along the East line of said county road 860 feet, thence South $87^{\circ}21'$ East 309 feet, thence North $2^{\circ}59'$ East 100 feet, thence North $76^{\circ}45'$ East 171 feet, thence South $75^{\circ}30'$ East 99 feet, thence South $52^{\circ}38'$ East 330 feet, thence South $17^{\circ}1'$ East 245 feet, thence South $78^{\circ}6'$ East 94 feet, thence North $47^{\circ}1'$ East 200 feet, thence North $22^{\circ}48'$ East 245 feet, thence South $81^{\circ}58'$ East 220 feet, thence South to the point of beginning, containing 20.77 acres, more or less, all in Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa,

EXHIBIT "A"