

WARRANTY DEED

Know All Men by These Presents: That John E. Lazdins and Virginia Lee Lazdins, husband and wife

in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do here **Convey** unto JSC Farms, Inc.

the following described real estate, situated in Madison County, Iowa, to-wit:

See Exhibit "A" attached

REAL ESTATE TRANSFER TAX PAID
<u>1.5</u>
STAMP #
<u>\$ 67.65</u>
<u>Mary E. Welty</u>
RECORDER
<u>4-6-90</u> <u>Madison</u>
DATE COUNTY

Compared

FILED NO. 1995
BOOK 126 PAGE 533
90 APR -6 AM 10: 29
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

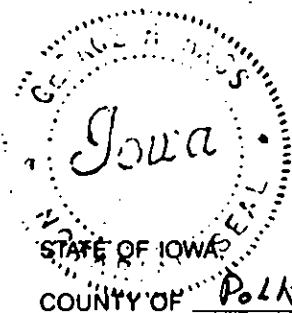
Fee \$10.00
Transfer \$5.00

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors **Covenant to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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

Signed this 6 day of April, 19 90



John E. Lazdins
John E. Lazdins
Virginia Lee Lazdins
Virginia Lee Lazdins

ss.

On this 6 day of April, 19 90 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared John E. Lazdins and Virginia Lee Lazdins, husband and wife

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.

George H. Hass
George H. Hass, Notary Public in and for said County.

EXHIBIT "A"

A tract of land commencing at the Northwest corner of Section Two (2) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South along the West line of said Section Two (2) 1,151.1 feet to the point of beginning, thence South along said West section line 1,252.7 feet, thence North $67^{\circ}46'49''$ East along North right-of-way of the C.R.I. & P. Railroad 2,832.1 feet to a point on the East line of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Two (2), thence North $0^{\circ}06'30''$ West along said East line 172.5 feet thence North $89^{\circ}47'52''$ West 2,621.5 feet to the point of beginning, except a tract commencing at the Northwest corner of said Section Two (2), thence South 1,389.6 feet along the West line of said Section Two (2), thence South 408.0 feet, then South $89^{\circ}51'15''$ East 275.0 feet, thence North $12^{\circ}20'42''$ East 429.6 feet, thence South $88^{\circ}17'35''$ West 367.0 feet to the point of beginning (containing 3.04 acres), containing 39.85 acres which includes 0.65 acres of road right-of-way, subject to an easement beginning at the Northwest corner of Section Two (2), Township Seventy-seven (77), Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence 1,389.6 feet South, thence 367.0 feet to the point of beginning, thence 150 feet East of said point of beginning over which 150 feet John E. Lazdins and Virginia Lee Lazdins reserve and retain an easement for water rights for the well now located there and also an easement for the maintenance, repair and replacement of present water lines, electric lines and poles as they now exist, all costs of said maintenance or repair shall be born by the owner of said easement;

and subject to and together with any and all other easements, covenants and restrictions of record.