

IOWA STATE BAR ASSOCIATION
Official Form No. 101FOR THE LEGAL EFFECT OF THE USE
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ENTERED FOR TAXATION

THIS 2 DAY OF July 1990AUDITORS FEE \$ 1800Joan Welch

AUDITOR

Becky McDonald
DEPUTY AUDITORIND. ✓
REC. ✓
PAGE ✓BOOK 126 PAGE 756

90 JUL -2 AM 9:01

MARY E. WELTY
RECORDER

MADISON COUNTY, IOWA

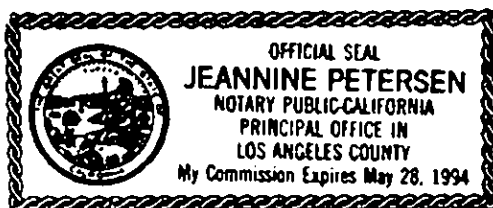
Fee \$20.00, Trans \$10.00

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of None. Transferred from individual to family trust.
Dollar(s) and other valuable consideration, PRISCILLA W. DUNN, as to an undivided one-half
interestdo hereby Convey to LLOYD W. DUNN and PRISCILLA W. DUNN, Trustees of the DUNN FAMILY
TRUST dated June 10, 1990.the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.



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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF CALIFORNIALOS ANGELES COUNTY, ss:

On this 11th day of June,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Priscilla W. Dunn * * * * *

to me known to be the identical persons named in and
who executed the foregoing instrument and acknow-
ledged that they executed the same as their voluntary
act and deed.

Jeannine Petersen
Jeannine Petersen Notary Public
(This form of acknowledgement for individual grantor(s) only)

DATED: June 11, 1990Priscilla W. DunnPriscilla W. Dunn (Grantor)

(Grantor)

(Grantor)

(Grantor)

EXHIBIT "A"

Legal Description

The Southwest Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the North Fractional Half (1/2) of the Northwest Quarter (1/4) lying West of the public highway running in a Southwesterly-Northeasterly direction, and Lot Six (6) of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) except a tract described as follows: Commencing at a point 33 feet West of the Northwest corner of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4), running thence South 120 feet, thence East 340 feet to the West line of the public highway, thence in a Northwesterly direction along the West line of said highway to a point where the West line of said highway joins the South line of the public highway running from the aforesaid highway in a Southwesterly direction, and thence from said junction point along the South line of said highway running in a Southwesterly direction to a point 170 feet North of the starting point and from thence South to the point of beginning; the North Half (1/2) of the Northwest Fractional Quarter (1/4) of the Southwest Fractional Quarter (1/4); the West 14 Rods and 20 Links of the Northwest Quarter (1/4) of the Northeast Quarter (1/4), excepting therefrom the North 20 Rods and 7 Links thereof; Lots Seven (7) and Eight (8) of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4); and that part of Lot Five (5) of said Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) described as follows: Commencing at a point on the South line of said Lot Five (5), 45 Rods West of the Southeast corner of said Northwest Fractional Quarter (1/4), running thence West along the South line thereof to the Southwest corner of said Lot Five (5), thence North 44° East 38 Rods and 19 Links, thence North 25° East 3 Chains, thence in a Southerly direction to the place of beginning; Lot Four (4) of the Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4); all that part of Lot Five (5) West of the West line of said Lot Four (4) and East of the East line of Lot Three (3) of said Southeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) which lies North of the public highway; all that part of Lot Five (5) of the East Half (1/2) of the Northwest Quarter (1/4) lying and being West of the center of the main channel of Middle River as the same flows through said East Half (1/2) of the Northwest Quarter (1/4); Lot One (1) of the Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) except tract described as follows: Commencing at the Northeast corner of said Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4), running thence South 330 feet, thence West 257.7 feet, thence North 50°45' West 357.7 feet, thence North 27° East 116.5 feet to the North line of said fractional 40 acre tract, thence East on said line 451.8 feet to the place of beginning, and except a tract described as

follows: Commencing at a point 481 feet West of the Northeast corner of said Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4), thence South 39° West 594 feet, thence South 29° West 330 feet, thence South 41° East 330 feet, thence South 37° East 257.4 feet, thence East 135 feet, thence North 28° West 700 feet, thence North 25° East 230 feet, thence North 27° East 585 feet to the place of beginning; and all that part of the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) which lies North and West of Middle River; all that part of the North 21.25 rods of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) which lies North and West of Middle River; all in Section Seven (7), subject to the agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and excepting that part of said real estate conveyed to the State of Iowa for road purposes and for use as a public highway, more particularly described in the conveyance thereof which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less; the South Half (1/2) of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4); the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4); and all that part of the South Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) lying West of the public highway, of Section Six (6); all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, excepting from the above described land in Sections Six (6) and Seven (7) the following described tract of land: Commencing at the South Quarter (1/4) corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North 16° 44' West along the westerly right of way line of U.S. Highway #169 199.4 feet to the point of beginning, thence continuing North 16° 44' West along the Westerly right of way line of said highway 891.3 feet, thence South 84° 55' West 164.8 feet, thence North 07° 47' West 44.2 feet, thence South 86° 49' West 161.8 feet, thence South 61° 04' West 88.0 feet, thence South 00° 42' East 99.0 feet, thence South 78° 23' West 114.8 feet, thence South 41° 52' East 162.1 feet, thence South 33° 00' East 392.2 feet, thence South 00° 43' West 70.0 feet, thence South 28° 17' West 432.2 feet to the South line of said Section Six (6), thence South 61° 09' East 252.0 feet, thence North 52° 43' East along the centerline of a county road right of way 481.8 feet, thence North 69° 13' East along the centerline of a county road right of way 59.5 feet to the point of beginning; the Southeast Quarter (1/4) of the Northeast Quarter (1/4); the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4); the Northwest Quarter (1/4) of the Northeast Quarter (1/4); the North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) (except that part thereof lying South and West of Middle River); all that part of the East 26 2/3 Rods of the South

Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) which lies North and East of Middle River, and all that part of the West 26 2/3 Rods of the East 53 1/3 Rods of the South 120 Rods of the East Half (1/2) of the Southeast Quarter (1/4) which lies North and East of the middle of the main channel of Middle River, all subject to public highways and all in Section Twelve (12); and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), except a tract described as follows: Commencing at the Southwest corner of said 40 acre tract, and running thence North 71 Rods, thence East 20 feet, thence South 71 Rods, thence West 20 feet to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.