

Fee \$10.00  
Transfer \$5.00

REAL ESTATE TRANSFER  
TAX PAID 24  
STAMP #  
\$ 57.29  
*Michelle Utsler*  
RECORDER  
6-17-91 Madison  
DATE COUNTY

COMPARED

FILED NO. 2604  
BOOK 326 PAGE 622  
91 JUN 19 AM 10:05  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of Fifty-two Thousand Five Hundred and no/100- - - - (\$52,500.00)  
Dollar(s) and other valuable consideration, W. Robert Mills and Gayla F. Mills, husband and wife,

do hereby Convey to Winterset Development Company III, a limited partnership

the following described real estate in Madison County, Iowa:

Lot No. 1 in Northwest Development - Plat 2 to the City of Winterset,  
Madison County, Iowa,

which is also described as shown on the attached Exhibit A.

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 Iowa

DATED: June 17, 1991

MADISON COUNTY, IOWA ss:

On this 17 day of June,  
19 91, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
W. Robert Mills and Gayla F. Mills

*W. Robert Mills*  
W. Robert Mills (Grantor)

*Gayla F. Mills*  
Gayla F. Mills (Grantor)

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.

*Joseph Keating*  
Joseph Keating Notary Public

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

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

A parcel of land in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 36, T76N, R28W of the 5th P. M., Madison County, Iowa; thence South 00° 00' 00" 394.06 feet along the West line of the NE $\frac{1}{4}$  of said Section 36; thence South 90° 00' 00" East 50.00 feet to the Point of Beginning; thence South 00° 00' 00" 270.00 feet; thence South 89° 43' 03" East 300.00 feet along the north line of Northwest Development Plat 1; thence North 00° 00' 00" 270.00 feet; thence North 89° 43' 03" West 300.00 feet to Point of Beginning. Said parcel of land contains 80,999 square feet.

Exhibit A