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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2008	Amy S. Beattie	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450		
Preparer: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450		
Taxpayer: Maurice Mitchell, 6516 Bradford Drive, West Des Moines, IA 50266		



WARRANTY DEED

For the consideration of Ten _____ Dollar(s) and other valuable consideration,
Maurice D. Mitchell, Sr., married

_____ do hereby
Convey to Mitchell Bros., Inc., an Iowa corporation

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

See attached Exhibit "A".
Consideration less than \$500. No transfer tax.

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

Maurice D Mitchell Sr
Maurice D. Mitchell, Sr. (Grantor)

Dated: 1-5-2010
Phyllis F. Mitchell
Phyllis F. Mitchell (Grantor)
by Debra Mitchell, Power of Attorney

STATE OF IOWA, COUNTY OF DALLAS
This instrument was acknowledged before me on 1-5-10, by Maurice D. Mitchell, Sr., and Phyllis F. Mitchell by Debra Mitchell, her Power of Attorney

[Signature], Notary Public



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

Exhibit "A"

The Northeast Quarter (1/4) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Tract A: Commencing at the Southwest Corner of the Northeast Quarter (1/4) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 978.00 feet along the Quarter Section line to the point of beginning, thence continuing North 90°00' East 310.00 feet, thence North 00°00' 280 feet, thence North 90°00' West 310.00 feet, thence South 00°00' 280 feet to the point of beginning; and except Tract B: Commencing at the Southwest Corner of the Northeast Quarter (1/4) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 feet, thence North 00°00' 280 feet to the point of beginning, thence North 00°00' 21 feet, thence North 90°00' West 390 feet, thence South 00°00' 21 feet, thence North 90°00' East 390 feet to the point of beginning; and except Tract C: Commencing at the Southwest Corner of the Northeast Quarter (1/4) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 788 feet to the point of beginning, thence continuing North 90°00' East 190 feet, thence North 00°00' 280 feet, thence North 90°00' West 80 feet, thence southwesterly to the point of beginning, the South line of the Northeast Quarter (1/4) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, is assumed to bear due east and west, And Except Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Fractional Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 316 on August 21, 1998 in the Office of the Recorder of Madison County, Iowa; And Except a parcel described as commencing at the Northeast Corner of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 90°00'00" West 964.85 feet along the North line of said Section Nineteen (19) to the Point of Beginning; thence South 00°00'00" 443.71 feet, thence South 90°00'00" West 294.52 feet; thence North 00°00'00" 443.71 feet to the North line of said Section 19; thence North 90°00'00" East 294.52 feet along said North line to the Point of Beginning. Said tract of land contains 3.000 acres including 0.241 acres of Road right of way.

And

The SE ¼ of the NW fractional ¼ and the E ½ of the SW fractional ¼ of Section 30 Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa

And

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Fractional West Half (1/2) of the Northwest Quarter (1/4), and the North 3 acres of the Fractional West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty (30) in Township Seventy-Six (76) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.