



Document 2010 1357

Book 2010 Page 1357 Type 04 003 Pages 3

Date 6/15/2010 Time 10:27 AM

Rec Amt \$19.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



STATEMENT OF ESCROW AGENT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 163

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Benjamin J. Waigand, 1824 Talmage Rd., Thayer, IA 50254

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:
ACTCA, LLC

Grantees:
Benjamin J. Waigand

Legal description: See Page 2

Document or instrument number of previously recorded documents:



STATEMENT OF ESCROW AGENT

The undersigned states that there was deposited with the undersigned, as escrow agent, within the 180 days last past, an instrument of conveyance concerning real estate situated in Madison County, Iowa described as:
See Legal Description Attached

in which ACTCA, LLC of 1103 State Highway 169, Lorimor, IA 50149 is grantor and Benjamin J. Waigand of 1824 Talamage Road, Thayer, IA 50254 is grantee.

This statement is made and offered for recording in compliance with Section 558.44, Code of Iowa.

On this 15 day of June, 2010

Jerrold B. Oliver
Jerrold B. Oliver Escrow Agent

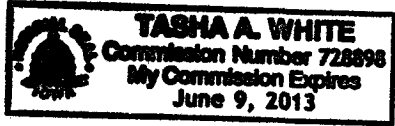
STATE OF IOWA }
COUNTY OF MADISON } ss.

On this 15 day of June, 2010, before me, a Notary Public, personally appeared Jerrold B. Oliver, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that (she) (he) (they) executed the same as (her) (his) (their) voluntary act and deed.

Tasha A. White

Notary Public in and for the State of Iowa

STATE OF IOWA }
COUNTY OF _____ } ss.



On this _____ day of _____, _____, before me, a Notary Public, in and for said county and state, personally appeared _____, to me personally known, who being by me duly (sworn) (affirmed) did say that (she) (he) (they) (is) (are) _____ of said (corporation) (association), that (the seal affixed to said instrument is the seal of said) (no seal has been procured by the said) (corporation) (association) and that said instrument was signed (and sealed) on behalf of the said (corporation) (association) by authority of its Board of (Directors) (Trustees) and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation) (association) by it voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "B", located in the Northwest Quarter of the Northeast Quarter of Section 31, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 31, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North $89^{\circ}54'09''$ East, 646.72 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 31 to the Point of Beginning; thence North $89^{\circ}54'09''$ East, 492.00 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 31; thence South $00^{\circ}05'50''$ East, 266.00 feet; thence South $89^{\circ}54'09''$ West, 492.00 feet; thence North $00^{\circ}05'50''$ West, 266.00 feet to the Point of Beginning. Said Parcel contains 3.00 acres, including 0.45 acres of County Road right-of-way.