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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Breanna L. Young, ATT0009059

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Breanna L. Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, (515) 758-2267

Preparer: Breanna L. Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, (515) 758-2267

Taxpayer: Steven and Penny Radakovich, 1725 120th St., Earlham IA 50072



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Steven K. Radakovich and Penny D. Radakovich, husband and wife,

do hereby

Convey to Radakovich Family, LLC

the

following described real estate in Madison County, Iowa:  
See Exhibit A.

This deed is exempt according to Iowa Code 428A.2(21).

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.

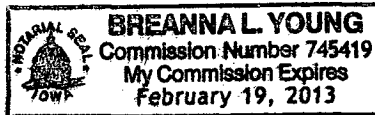
Steven K. Radakovich (Grantor)

Dated: December 27, 2012  
  
Penny D. Radakovich (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 12-27-2012, by Steven K. Radakovich and Penny D. Radakovich

Breanna L. Young, Notary Public



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

## EXHIBIT A

N 75 acres of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 17, Twp. 77, Range 28 W. of the 5th P.M.; and the SW $\frac{1}{4}$  of Sec. 8 and the NW $\frac{1}{4}$  of Sec. 17, Twp. 77, Range 28 W. of the 5th P.M. (except a tract commencing 28 rods and 17 links N of the SE corner of the NW $\frac{1}{4}$  of said Sec. 17, running thence W 18 rods, thence N 21 rods, thence E 18 rods, thence S 21 rods to the point of beginning).

**AND**

The S 1410' and the E 680' of the N 710' of the S 2120' of all that part of the NW $\frac{1}{4}$  of Sec. 9 lying E of the quarry spur of the Chicago, Rock Island and Pacific Railway Company as the same runs through said quarter Section, Twp. 77 N., Range 28 W. of the 5th P.M.

The E 2,000' of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Sec. 10 except the W 500' of the S 330' thereof, Twp. 77 N., Range 28 W. of the 5th P.M.

All that part of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 3 lying S. of the Chicago, Rock Island and Pacific Railway Company right-of-way, Twp. 77 N., Range 28 W. of the 5th P.M.

The SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 9; and that part of the NE $\frac{1}{4}$  of Sec. 9 with boundaries as follows: Commencing at the NW corner of the NE $\frac{1}{4}$  of Sec. 9; thence S. 10 rods along the W. line of the NE $\frac{1}{4}$  of said Sec. 9 to the SW corner of the cemetery, which is the point of beginning; thence E 16 rods to the SE corner of the cemetery; thence N 10 rods along the E line of the cemetery to the N line of said Sec. 9; thence E 610' along the N line of said Sec. 9; thence S 580' along a fenceline to a point which is 430' W of the E line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Sec. 9; thence SouthEerly 685' to a point on the E-W fenceline 165' W. of the E line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Sec. 9, said fence is 1210' S of the N line of the NE $\frac{1}{4}$  of said Sec. 9; thence E 165' along said fenceline to the E line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Sec. 9; thence S along said E line to the SE corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Sec. 9; thence W to the SW corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Sec. 9; thence N along the W line of the NE $\frac{1}{4}$  of said Sec. 9 to the point of beginning, containing 29.2 acres more or less (references to the location of said fenceline are approximate and subject to survey); and the N 330' of the S 980' of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Sec. 9; and the S 650' of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Sec. 9, except a parcel described as follows: Commencing at the E Quarter corner of said Sec. 9, thence along the S line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Sec. 9, S 90°00'00" W, 512.30' to the point of beginning; thence continuing along said S line, S 90°00'00" W 615.00'; thence N 00°00'00" E 568'; thence N 00°00'00" E 615.00'; thence S 00°00'00" W. 568.00' to the point of beginning, said excepted parcel containing 8.019 acres, including 0.466 acres of county road right of way, Twp. 77 N., Range 28 W. of the 5th P.M.

**AND**

The SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  except the E 100' of the N 66' thereof, and the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  except the N 66' thereof, of Sec. 21, in Twp. 77 N, Range 28 W of the 5<sup>th</sup> P.M., except a parcel of land beginning at the SE Corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 21, Twp. 77 N, Range 28 W of the 5<sup>th</sup> P.M., thence W to the middle of the river known as Tom Creek, thence Northeasterly along the meanderings of said river to the E line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , thence South to the point of beginning all being approximately 12.5 acres more or less.

**AND**

The NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 21, in Twp. 77 N, Range 28 W of the 5<sup>th</sup> P.M., except commencing at the E $\frac{1}{4}$  Corner of Sec. 21, Twp. 77 N, Range 28 W, thence S 00°00' 121.25', thence N 41°17' W 462.77', thence N 65°53.5' W 181.84', thence S 89°30' W 848.45' to the W line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 21, Twp. 77 N, Range 28, thence N 0°00' 80.0' to the  $\frac{1}{4}$  Sec. line, thence N 89°30' E 984.4' to the railroad right of way line, thence S 41°17' E 508.3' along said right of way line to the point of beginning. Said parcel contains 2.8452 acres including 0.0833 acres of present County Road right of way and is situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 21, Twp. 77 N, Range 28 W of the 5<sup>th</sup> P.M.