



Document 2013 1806

Book 2013 Page 1806 Type 03 001 Pages 2

Date 6/18/2013 Time 8:03 AM

Rec Amt \$12.00 Aud Amt \$20.00

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - May 2006

Jerrold B. Oliver

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

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

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

Taxpayer: WGE Holdings, LLC, 2241 Pioneer Lane, Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,  
William G. Eischen and Paula Hall, Husband and Wife

do hereby

Convey to WGE Holdings, LLC - Series A

the

following described real estate in Madison County, Iowa:

SEE LEGAL DESCRIPTION ATTACHED

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

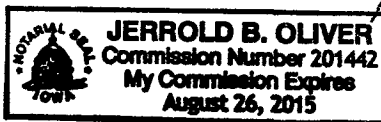
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

William G. Eischen (Grantor)

Dated: June 3, 2013  
  
Paula Hall (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on June 3, 2013, by William G. Eischen and Paula Hall

, Notary Public



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

The South 20 acres of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  NE $\frac{1}{4}$ ), the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ), the FRL of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ), and the FRL of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  NE $\frac{1}{4}$ ), Section 3, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa

AND

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 3, Township 75 North, Range 27 West of the 5<sup>th</sup> Principal Meridian, Madison County, Iowa, more particularly described as follows:

AND

Commencing at the Southeast corner of the SW $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 3, T75N, R27W of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 00 00'00" 481.70 feet along the east line of said SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  to the point of beginning. Thence continuing North 00 00'00" 415.50 feet; thence North 83 57'09" West 470.90 feet; thence South 06 08'09" West 467.79 feet; thence South 90 00'00" East 518.28 feet to the point of beginning. Said tract contains 5.00 acres including 0.34 acres of County Road Right of Way

AND

Lots 9 and 10 of the Subdivision of the Southeast Quarter (1/4) of Section 34, in Township 76 North, Range 27 as shown by the plat recorded at Page 337 of Deed Record 8 of the records of Madison County, Iowa

AND

The Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Northeast Quarter of the Southeast Quarter except Parcels A and B, the FRL of the Northeast Quarter of the Northwest Quarter, and the FRL of the Northwest Quarter of the Northwest Quarter, all in Section 2, Township 75, Range 27, Madison County, Iowa

AND

The East 10 acres of the Southwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, Section 35, Township 76, Range 27, Madison County, Iowa

AND

The North Half (1/2) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); all in Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT a tract of land located therein, containing 5.00 acres, as shown in Plat of Survey filed in Book 2, Page 65 on March 5, 1987, in the Office of the Recorder of Madison County, Iowa