IOWA STATE BAR ASSOCIATION
Official Form No. 3 (Trade-Mark Registered, State of Iowa, 1967)

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

SPECIAL WARRANTY DEED

Know All Men by These Presents: That Wayne McDonald and Viola McDonald, husband and wife

, in consideration of the sum of NO CONSIDERATION - Given to satisfy mortgage in hand paid do hereby Convey unto Union State Bank

Grantees' Address: 201 West Court, Winterset, Iowa 50273

the following described real estate situated in Madison County, Iowa, to-wit:

See Exhibit I attached hereto and by this reference made a part hereof.

This deed is given subject to all encumberances of record.

ENTERED FOR TAXATION
THIS 7 DAY OF June 1985
AUDITORS FEE $ 30.00
AUDITOR
DEPUTY AUDITOR

FILED NO. 2177
BOOK 118 PAGE 749
1985 JUN -7 PM 2:49
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $10.00
Transfer $30.00

IND ✓✓
SEC ✓
PAGE ✓
2pp.

And the Grantors do **Hereby Covenant** with the said Grantees and successors in interest to **Warrant and Defend** the said premises against the lawful claims of all persons claiming by, through or under them, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 7th day of June, 19 85.

Wayne McDonald

Viola McDonald

STATE OF **IOWA**
COUNTY OF Madison } ss.

On this 7th day of June A. D. 19 85 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wayne McDonald and Viola McDonald

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Jeannie M. Utsler

JEANNIE M. UTSLER
MY COMMISSION EXPIRES
8-31-86

Notary Public in and for said County and State

1233 West Jefferson
Winterset, Iowa 50273
Address of Grantor(s)

DEED RECORD 118

SPECIAL WARRANTY DEED

Exhibit I attached to and by this reference made a part of a certain warrenty deed dated June 7, 1985, and executed by Wayne McDonald and Viola McDonald, husband and wife.

The East Half (E½) of the Southwest Quarter (SW¼) of Section Twenty-three (23) and the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty-six (26) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Excepting therefrom a tract of land described as follows:
Beginning at the SW Corner of the SE¼ SW¼ of said Section 23, thence N0°00'E, 2635.7 ft. along the west line of the E½ SW¼ of said Section 23; thence N88° 48'E, 164.2 ft. along the north line of the NE¼ SW¼ of said Section 23; thence S0°37½'W, 307.8 ft., thence S17°48½'E, 158.1 ft. thence S0°37½'W, 120.0 ft.; thence S21°11'W, 85.4 ft.; thence S0°37½W, 1275.0 ft. thence S35°07½'E. 154.0 ft.; thence S0°37½'W, 120.0 ft.; thence S54°36'W, 136.0 ft.; thence S0°37½'W, 1700.0 ft. to a point on the south line of the NE¼ NW¼ of said Section 26; thence S89°35'W, 118.0 ft. along said south line; thence N0°07'W, 1319.3 ft. along the west line of said NE¼ NW¼ to the SW Corner of the SE¼ SW¼ of said Section 23, the Point of Beginning; containing 14.4 acres, more or less, of which 5.8 acres, more or less, is contained within existing high-way easements.

AND

All that part of the South 3/4 of the West 1/4 of Section 12-74-28 lying to North and West of U.S. Highway 169 as it now exists; and South 3/4 of the East Half of Section 11-74-28; and all that part of the Northwest Quarter of the Northwest Quarter of Section 13-74-28 lying to the West of U.S. Highway 169 as it now exists and all that part of the Northeast Quarter of Section 14-74-28 lying to the North of County Road G61 (Macksburg Road) excepting therefrom lands heretofore deeded to the State of Iowa for highway purposes and excepting all public roads,

AND

The West Half (½) of the Northeast Quarter (¼) and the Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-three (23), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except a tract commencing at the Southwest corner of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said section, running thence North 440 feet, thence East 270 feet, thence South 700 feet, thence West 600 feet, thence North 260 feet, thence East 330 feet to the point of beginning, and except that part conveyed for highway purposes,