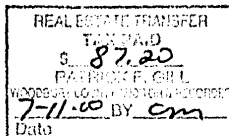


Doc. No. **406**
WOODBURY COUNTY, IOWA
Filed for record, indexed and delivered
to County Auditor & Recorder on

JUL 11 2000

Time 8:02 AM PM 11:00 Pd
Auditor's & Recorder's Fee \$ 11.00
By Patrick F. Gill Auditor & Recorder
By Sam Murphy Designee



WOODBURY COUNTY, IOWA
Entered upon the transfer book and
for taxation on

JUL 11 2000

Fee \$ 5.00 Pd
PATRICK F. GILL, Auditor & Recorder
By E. Whitehouse Designee

Preparer Information ROSEMARY SHEEHAN, 614 PIERCE STREET, SIOUX CITY, (712) 277-4561
Individual's Name Street Address City Phone



Address Tax Statement : Wayne L. Copple and Margaret Copple
2964 Dallas Avenue
Sloan, Iowa 51055

Mr

WARRANTY DEED (CORPORATE GRANTOR)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration,
Morningside College
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Wayne L. Copple and Margaret Copple, husband and wife as joint tenants with right of survivorship and not as tenants in common,

the following described real estate in Woodbury County, Iowa:

All that part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Eight (8), Township Eighty Six (86) North, Range Forty Six (46) West of the Fifth (5th) Principal Meridian, Woodbury County, Iowa, described as beginning at the West Quarter (W1/4) corner of Section 8-86-46, thence South 89°58'30" East along the North line of the SW1/4 of Section 8-86-46, 560.00 feet, thence due South parallel with the West line of said SW1/4, 400.00 feet, thence North 89°58'30" West parallel with the North line of said SW1/4, 560.00 feet to the West line of said SW1/4, thence due North along said West line 400.00 feet to the Point of Beginning.

Tract contains 5.14 acres, including Public Road, and 4.77 acres, excluding Public Road.

Note: The West line of the Southwest Quarter (SW1/4) of Section 8-86-46 is assumed to bear due North.

Subject to a thirty (30) foot access easement reserved for the benefit of grantor, its successors and assigns in the NW1/4-SW1/4 of Section 8-86-46 described as the South thirty (30) feet of the North one hundred twenty (120) feet of the West five hundred sixty (560) feet, except the West forty (40) feet thereof, containing 15,600 square feet.

Subject to easements, restrictions and covenants of record, if any.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

MORNINGSIDE COLLEGE

an Iowa corporation

Dated: June 21, 2000

By Barry E. Backhaus
Barry E. Backhaus, Board Chairman Title

By Ronald A. Jorgensen
Ronald A. Jorgensen, Assistant Secretary Title

STATE OF IOWA WOODBURY COUNTY, ss:
On this 21 day of June, 2000, before me, the undersigned, a Notary

Public in and for said State, personally appeared Barry E. Backhaus
and Ronald A. Jorgensen to me personally known, who being by me
duly sworn, did say that they are the Board Chairman

and Assistant Secretary ~~has not appeared~~ respectively of said corporation;
that ~~(no seal has been procured by the said)~~ ~~(the seal affixed thereto is the seal of said)~~ corporation that
said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of
Directors; and that the said Barry E. Backhaus and
Ronald A. Jorgensen as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed.



MELISSA BECK
MY COMMISSION EXPIRES
February 17, 2003

Melissa Beck

Notary Public