

REAL ESTATE TRANSFER
TAX PAID 35
\$ 559.26 STAMP #
RECORDED
DATE 12/29/2000 JAW
COUNTY PAGE

Entered upon transfer books and for taxation
this 3rd day of Jan, 2001
My fee \$ 10.00 collected by recorder.
Judy Clark
Auditor Dub

INST. NO. 20003187

FEE 21.00
741101316170000(F)
2000 DEC 29 PM 2:40

Prepared by: Michael G. Lessmann, Baird Holm, Attorneys
at Law, 1500 Woodmen Tower, Omaha, NE 68102-2068
(402)636-8217

BRENDEN ESAIAS
PAGE CO. RECORDER
CLARINDA, IOWA

After filing, return to: Ron M. Bitting, 301 East Main St., P.O. Box 231, Clarinda, IA 51632

Tax Statement Address: Nordland Land, L.L.C.
121 North 15th Street, Clarinda, IA 51632

SPACE ABOVE THIS LINE
FOR RECORDER

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, GREAT WESTERN BANK (f/k/a Douglas County Bank & Trust Co.), TRUSTEE, a banking corporation organized and existing under the laws of Nebraska, does hereby convey to NORDLAND LAND, L.L.C., an Iowa limited liability company, (Grantee's address: c/o 121 North 15th Street, Clarinda, Iowa 51632) the following described real estate in Page County, Iowa:

That certain real estate described on Exhibit "A", attached hereto and incorporated herein by this reference as if fully set forth, together with the building, improvements and fixtures thereunto belonging;

SUBJECT ONLY TO: (1) real estate taxes not yet due; (2) covenants, conditions, restrictions, rights-of-way, and easements of record, if any; and (3) existing leases and rights of parties in possession under month-to-month tenancies.

The Grantor hereby covenants with grantee, and successors in interest, to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, 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.

Dated: DECEMBER 26, 2000.



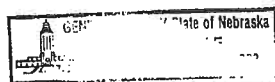
GREAT WESTERN BANK (f/k/a Douglas County Bank & Trust Co.), TRUSTEE

By James A. Kerkhove
James A. Kerkhove
Senior Vice President and Trust Officer

(Personal property in the amount of \$75,500.00 is included.)

STATE OF NEBRASKA, DOUGLAS COUNTY, ss:

On this 26th day of DECEMBER, 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared James A. Kerkhove, to me personally known, who being by me duly sworn, did say that he is the Senior Vice President and Trust Officer of said corporation, GREAT WESTERN BANK (f/k/a Douglas County Bank & Trust Co.), TRUSTEE, a Nebraska banking corporation; that 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 James A. Kerkhove, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, as such Trustee, by it and by him voluntarily executed.



Beth Riege
Beth Riege
(Type or Print Name) Notary Public

DOCS/440569.1

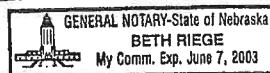


Exhibit "A"

Parcel "B" of Southwest Quarter of Southwest Quarter of Section 31; Township 69 North, Range 36 and Parcel "B" Northwest Quarter Section 1, Township 68, Range 37, Page County, Iowa.

Commencing at the North Quarter Corner of Section 1, Township 68 North, Range 37 West, Page County, Iowa, thence along Section line South $89^{\circ}13'09''$ West 33.00 feet to the western right-of-way of Sixteenth Street; thence along right-of-way due South 137.04 feet to the northwesterly right-of-way of the abandoned railroad; thence along said right-of-way South $53^{\circ}18'02''$ West 260.71 feet to the Point of Beginning; thence continuing along right-of-way South $53^{\circ}18'02''$ West 152.04 feet to the Northeast corner of Tract III as recorded in Book 547, Page 269, Page County Recorder's Office; thence South $00^{\circ}41'29''$ East 122.63 feet to the southeasterly right-of-way of said railroad; thence along said right-of-way South $58^{\circ}10'43''$ West 332.58 feet by chord distance and bearing along the 2914.81 feet radius curve to the right; thence South $89^{\circ}12'01''$ West 222.99 feet to an IDOT right-of-way rail; thence along the eastern line of Outlot One of Berry's Addition North $01^{\circ}27'17''$ West 583.78 feet to the Southwest corner of Lot 7 of Green Acres Addition to the City of Clarinda; thence North $01^{\circ}39'28''$ West 140.00 feet to the Northwest corner of said Lot 7; thence North $88^{\circ}54'46''$ East 108.38 feet to the intersection of the centerline of an existing ditch; thence along said centerline the following courses and distances, South $36^{\circ}04'30''$ East 209.34 feet; thence South $50^{\circ}04'10''$ East 143.80 feet; thence South $69^{\circ}17'20''$ East 130.97 feet; thence South $82^{\circ}46'11''$ East 92.57 feet; thence South $80^{\circ}53'36''$ East 89.53 feet to the Point of Beginning