

REAL ESTATE TRANSFER	
TAX PAID	11
\$ 171 <sup>20</sup>	STAMP #
<i>Dale Hofmann</i>	
RECORDER	
2-19-2010	<i>Decatur</i>
DATE	COUNTY

State of Iowa, Decatur County Filed for  
Record this 19 day of February  
2010 at 2:40 o'clock P.M.  
and Recorded in Book 2010  
Page 0164 \$19<sup>00</sup> Filing Fee Paid  
*Dale Hofmann*  
RECORDER

0164

### WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

Robert A. Rolfe, 619 S. State, P.O. Box 98, Lamoni, IA 50140, Phone: (641) 784-6973

**Taxpayer Information:** (name and complete address)

Bar C Ranch Corporation, 21107 W State Hwy KK, Eagleville, MO 64442

**Return Document To:** (name and complete address)

Bar C Ranch Corporation, 21107 W State Hwy KK, Eagleville, MO 64442

**Grantors:**

Steve H. Hofmann and Nancy M. Hofmann, 12310 324<sup>th</sup> St., Lamoni, Iowa 50140

**Grantees:**

Bar C Ranch Corporation, 21107 W State Hwy KK, Eagleville, MO 64442

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Steve H. Hofmann and Nancy M. Hofmann, husband and wife, do hereby Convey to Bar C Ranch Corporation, the following described real estate in Decatur County, Iowa:

An undivided one-half interest in: The North 16.5 acres of a parcel of land located in a portion of the North fractional half of the NW1/4 of Section 30, Township 67 North, Range 27 West of the 5<sup>th</sup> P.M. Decatur County, Iowa, more particularly described as: Beginning at a 1-1/4" iron pipe at the N1/4 corner of said Section 30, thence S00°32'49"W along the East line of the NW1/4 of said Section 30 a distance of 1315.57' to a 1/2" iron pin on the SE corner of the NE1/4 of the NW1/4 of said Section 30, thence N89°24'43"W along the South line of the Fractional N1/2 of the NW1/4 of said Section 30 a distance of 951.91' to a 1/2" iron pin, thence N04°48'22"W a distance of 432.55' to a 1/2" iron pin, thence S87°29'13"E a distance of 18.52' to a 1/2" iron pin, thence N04°39'04"W a distance of 422.91' to a 1/2" iron pin, thence N40°25'22"E a distance of 369.79' to a 1/2" iron pin, thence N14°14'34"E a distance of 184.96' to a 1/2" iron pin on the North line of the NW1/4 of said Section 30, thence S89°28'02"E along the North line of the NW1/4 of said Section 30 a distance of 731.21' to the point of beginning. Subject to any easements of record. AND the West 20.9 acres of the fractional S1/2 NW1/4, ~~except the West 250 feet thereof~~, in Section 30, Township 67 North, Range 27 West of the 5<sup>th</sup> P.M. AND The North half of the Northwest Fractional Quarter and the West 16.66 acres of the South half of the Northwest Fractional Quarter; all in Section Thirty (30), Township Sixty-seven (67) North, Range Twenty-seven (27) West of the 5th P.M. AND The West 250' of the East 46 acres of the Fractional South Half of the Northwest Quarter (Fr S1/2 NW1/4) containing approximately 6 acres, all in Section Thirty (30), Township Sixty-seven (67) North, Range Twenty-seven (27) West of the 5th P.M., Decatur County, Iowa.

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Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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 grantor covenants 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

DATED: February 19<sup>th</sup> 2010

*Steve H. Hofmann*  
Steve H. Hofmann  
*Nancy M. Hofmann*  
Nancy M. Hofmann

STATE OF IOWA, Decatur COUNTY, ss:

On this 19 day of February, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared Steve H. Hofmann and Nancy M. Hofmann, husband and wife, 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.

*Robert A. Rolfe*  
Notary Public

