

Cover page for:

Preliminary Title Opinion
(with copies of recorded exception documents)

Preliminary Title Opinion prepared by:

Dillon Law, PC
(File Number: 2024-47)

Auction Tract 1
(Clayton County, Iowa)

For April 2, 2024 auction to be conducted by:
Schrader Real Estate and Auction Company, Inc.

On behalf of:
Shamrock Valley Properties, LLC

Phone: (563) 578-1850
Fax: (563) 578-1312
www.dillonlawpc.com

Dillon Law, PC

Please remit to:
 209 E. First St.
Sumner, IA 50674
 103 North Vine
West Union, IA 52175
 502 Washington St.
Volga City, IA 52077

Patrick B. Dillon • Jill A. Dillon
Tori A. Beyer
patdillon@dillonlawpc.com jill@dillonlawpc.com tori@dillonlawpc.com

March 20, 2024

Shamrock Valley Properties, LLC
14610 330th St.
Strawberry Point, IA 52076

Luke Schrader
Schrader Real Estate and Auction Co., Inc.
Via Email: luke@schraderauction.com

RE: Preliminary Title Opinion 2024-47

At your request I have examined Abstract of Title No. 55018 in one part, from the Clayton County Abstract Company, Inc. for the following described real estate in Clayton County, Iowa, to-wit:

Lot One (1) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) except Lot One (1) of Lot One (1), Lot Two (2) of Lot One (1) and Lot Three (3) of Lot One (1) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼);

Lot Two (2) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) except Lot One (1) of Lot Two (2), Lot Two (2) of Lot Two (2), Lot Three (3) of Lot Two (2), Lot Four (4) of Lot Two (2), Lot Five (5) of Lot Two (2) and Lot Six of Lot Two (2) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼);

Lot One (1) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) except Lot One (1) of Lot One (1) and Lot Two (2) of Lot One (1) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼);

All in Section Twenty-five (25), Township Ninety-two (92) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa;

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) except Lot One (1) thereof;

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) except Lots One (1), Two (2) and Lot Three (3) thereof and except Commencing at the North quarter corner of said Section Thirty-six (36), thence East 291.2 feet, thence South 32°-14' West 457.15 feet to the point of beginning, thence South 69°-38' East 572.0 feet, thence South 20°-56' East 208.0 feet, thence South 35°-51' East 358.7 feet, thence South 52°-58' East

195.4 feet, thence South 32°-33' East 130.4 feet, thence North 87°-38' West 272.0 feet, thence North 64°-26' West 366.3 feet, thence North 74°-26' West 523.9 feet, thence North 76°-26' West 289.0 feet, thence North 32°-14' East 634.0 feet to the point of beginning;

The North one-half (N ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), except Lot One (1) and Lot Two (2) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼);

All in Section Thirty-six (36), Township Ninety-two (92) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa;

Lot Three (3) of Lot One (1) and Lot Five (5) of Lot Two (2) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-five (25) and Lot One of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), all in Township Ninety-two (92) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa, according to the recorded Plat in Book 27, Plats, Page 34 (Instrument No. 2005R04307);

Lot Two (2) of Lot One (1), Lot One (1) of Lot Three (3) of Lot Two (2), Lot Two (2) of Lot Three (3) of Lot Two (2), Lot One (1) of Lot One (1) of Lot One (1) of Lot Two (2), and Lot Six (6) of Lot Two (2), all in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼); Lot One (1) of Lot One (1) of Lot One (1) in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); all in Section Twenty-five (25), Township Ninety-two (92) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa, according to the recorded Plat in Book 27, Plats, Page 36 (Instrument No. 2005R04309);

EXCEPT: Lot One (1) of Shamrock Valley Subdivision, being a part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-five (25), and part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Ninety-two (92) North, Range Six (6), West of the 5th P.M. in Clayton County, Iowa, according to the Plat recorded in Book 50, Plats, Page 14 (Instrument No. 2022R03476).

Except land conveyed to the State of Iowa for Highway purposes recorded as 136, L.D., Pages 322-326

which abstract has been continued to March 6, 2024, at 8:00 a.m. I find marketable record title thereto in Shamrock Valley Properties, LLC, subject to the following:

1. Highway Easement. At entry no. 8 appears a Highway Easement dated October 1, 1928, and Filed January 29, 1929, in Book 1, Ease., Page 13 of the records of the Clayton County Recorder. Easement conveys 3.42 acres more or less for highway purposes. You should examine this easement to determine its effect on your use of the real estate.
2. Highway Easement. At entry no. 17 appears a Highway Easement dated June 11, 1976, and Filed June 11, 1976, in Book 136, L.D., Pages 322-326 of the records of the Clayton County Recorder. Easement conveys for highway purposes. You should examine this easement to determine its effect on your use of the real estate.
3. Access Easement. At entry no. 60 appears an Access Easement dated December 30, 2005, and Filed January 4, 2006, in Instrument No. 2006R00038 in the records of the Clayton County Recorder. Access Easement grants ingress and egress to lands owned by John R. Cantwell and Tonia K. Cantwell, husband and wife. You should

examine this easement to determine its effect on your use of the real estate.

4. Plat. At entry no. 6 appears a plat filed December 23, 1874, in Book 1, Plats, page 246 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

5. Plat. At entry no. 7 appears a plat filed September 10, 1921, in Book 4, Plats, page 326 of the records of the Clayton County Recorder. T You should review the plat and contemplate its impact on your proposed use of the real estate.

6. Plat. At entry no. 15 appears a plat filed May 19, 1972, in Book 7, Plats, page 6 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

7. Plat. At entry no. 31 appears a plat filed August 23, 2000, in Book 20, Plats, page 109, Instrument No. 2000-2685 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

8. Plat. At entry no. 38 appears a plat filed November 5, 2002, in Book 23, Plats, page 28, Instrument No. 2002-4082 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

9. Plat. At entry no. 43 appears a plat filed August 19, 2003, in Book 24, Plats, page 11, Instrument No. 2003-3357 of the records of the Clayton County Recorder. T You should review the plat and contemplate its impact on your proposed use of the real estate.

10. Plat. At entry no. 44 appears a plat filed September 9, 2004, in Book 25, Plats, page 47, Instrument No. 2004-3210 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

11. Plat. At entry no. 57 appears a plat filed March 9, 2005, in Book 25, Plats, page 128, Instrument No. 2005R00815 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

12. Plat. At entry no. 61 appears a plat filed December 14, 2005, in Book 27, Plats, page 36, Instrument No. 2005R04309 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

13. Plat. At entry no. 63 appears a plat filed December 14, 2005, in Book 27, Plats, page 34, Instrument No. 2005R04307 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

14. Plat. At entry no. 64 appears a plat filed December 14, 2005, in Book 27, Plats, page 35, Instrument No. 2005R04308 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

15. Plat. At entry no. 69 appears a plat filed September 20, 2022, in Book 50, Plats, page 14, Instrument No. 2022R03476 of the records of the Clayton County Recorder. You should review the plat and contemplate its impact on your proposed use of the real estate.

16. Ordinances and Regulations. Possession and enjoyment of the property under examination is subject to the following Ordinances and Regulations of Fayette County, Iowa:

At entry no. 46 appears the Zoning & Flood Plain Ordinance; and at entry no. 47 appears the Clayton County Soil Conservation Notice to The Public.

For the effect of these ordinances and regulations on the property, please refer to the records of the City Clerk in the case of city ordinances, the County Zoning Administrator in the case of county ordinances, and the County Sanitarian or the County Health Department in the case of health or sanitation ordinances.

17. Mechanic's Lien. At entry no. 71 appears a search of the Mechanics' Notice and Lien Registry for mechanic liens only, indexed against above property, and find none.

18. Real Estate Taxes. At entry no. 72 appears the real estate taxes payable for the fiscal year 2022-2023 and payable 2023-2024, which are one-half paid.

Requirement: You are bound to take notice of the foregoing real estate taxes as they constitute a lien upon the real estate.

19. Sewage and Well Systems. You are advised that if the real estate uses a sewage disposal system or a well system or both, you may be subject to State DNR and county board of health rules. Compliance with these rules are not an impairment upon title and as such, are not within the scope of examination. You should undertake your own investigation to ensure that compliance is in order.

20. Caution. This opinion is subject to the other matters generally applicable to all title opinions. Since the following cannot be determined by examination of the abstract, your attention is called to the fact that you are required to take notice of the rights of all persons in possession of the real estate, other than the titleholder of record; any facts that would be disclosed by a survey; the right to file mechanic's liens against the premises for labor or materials furnished in connection with improvements thereon within ninety days from the furnishing of the last item; any restrictions as to building, occupancy, or usage contained in applicable zoning or other city or county ordinances; special assessments not certified to the County Treasurer's office; liens for services provided by the city not certified to the County Treasurer; bankruptcy proceedings affecting the property commenced in a county other than the county in which the property is located; the existence of a property owners' association; the legality of condominium documents; the existence of hazardous wastes, underground storage tanks, drainage wells, and other environmentally regulated activities; and right of access to and from highways and streets which may be designated as "controlled access facilities" by state or city authorities.

You should also determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about it.

This title opinion includes all such matters of record shown in the abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to

contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last abstract certification by the participating abstractor.

This opinion is directed only to you and is intended solely for your use and purposes. No other persons are entitled to rely on this title opinion. If this is a preliminary opinion, I reserve the right to reexamine the Abstract of Title when recontinued before giving you my final opinion. A preliminary opinion is subject to my findings upon reexamination. My opinion is based solely upon an examination of the Abstract of Title and does not cover any matters outside of the Abstract of Title, even if such matters may be of public record.

21. Homestead Exemption. If you are planning to occupy the property, you should apply for the homestead exemption prior to July 1, 2024. Appropriate forms for filing may be obtained from the County Assessor's Office.

Regards.

Patrick B. Dillon
Iowa Title Guaranty Number 3722

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EASEMENT FOR PUBLIC HIGHWAY

Daniel J. Ivory and Julia
F. Ivory, husband and wife
and
Wm. F. Reinecke, as Trustee
to
State of Iowa

Dated October 1, 1928
Filed January 29, 1929
Consideration \$598.50
Book 1, Ease., Page 13

CONVEYS: For road purposes and for use as a Public Highway, the following described premises situated in the County of Clayton, State of Iowa, to-wit:

Commencing at the south 1/4 corner of Sec. 25, Twp. 92 N., R. 6 W., thence East 291.2 feet to a point on tangent of Primary Road No. 13, produced, thence No. 46 12' E. a distance of 1359.55 feet to place of beginning, thence E. 134.36 feet, thence S. 46 12' W., a distance of 1252.42 feet, thence southerly along a 1339.5 foot radius curve, concave easterly a distance of 326.43 feet, thence S. 32 14' W. a distance of 390.45 feet, thence N. 57 46' W. a distance of 93.1 feet thence S. 32 14' W. a distance of 100.00 feet, thence N 57 46' W. a distance of 63 feet, thence S. 32 14' W. a distance of 607.9 feet, thence southerly along a 5667.0 foot radius curve, concave westerly a distance of 496.58 feet, thence S. 52° 46' E. for 63.0 feet, thence northeasterly along a 5730.0 radius curve, concentric with the last mentioned curve, a distance of 502.1 feet, thence north 32 14' E. a distance of 1098.35 feet, thence northerly along a 1432.5 foot radius curve concave easterly a distance of 349.1 feet, thence N. 46 12' E. a distance of 1155.45 feet, to place of beginning. Containing 3.42 acres more or less exclusive of present road. Note. The south lien of Sec. 25 is taken as due east and west.

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SPECIAL WARRANTY DEED

L. W. Preston, R. C. Norris and
J. J. Matthews, Trustees of
Strawberry Point State Bank,
Strawberry Point, Iowa
to
A. J. Bush and Lottie Bush

Dated March 8 & 9, 1937
Filed March 20, 1937
Consideration \$8,437.00
Revenue Stamps affixed None.
Book 98, L.D., Pages 489-490

CONVEYS: All that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25) described as follows: beginning at a point on the South line of the SW 1/4 of the SE 1/4 of said Sec. 25, four chains and sixty-two links east from the southwest corner of above described forty; running thence north 49 degrees east along the center of the Elkader and Strawberry Point road twenty one chains and fifty-five and one-half links, thence south along east line of said forty fourteen chains and ninety-six links to south line, thence west along south line fifteen chains sixty-six and one-half links to place of beginning, and containing 11.72 acres of land; also the south twenty-eight and twenty-eight hundredths (28.28) acres of the southeast quarter (1/4) of the Southeast Quarter (1/4) all in Section twenty-five (25); and the North Half of Northeast Quarter (1/4); and the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4); in Section Thirty-six (36); all above being in Township Ninety-Two (92) North, Range Six (6) West of the 5th P.M. and other real estate.

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WARRANTY DEED

Floyd Bush aka Floyd H.
Bush, and Vera R. Bush,
husband and wife
to
Harlan W. Cook and Judith
J. Cook, As Joint Tenants with
Full Rights of Survivorship,
and not as Tenants in Common

Dated March 7, 1981
Filed March 10, 1981
Consideration \$5,000.00
Revenue Stamps affixed \$4.95
Book 143, L.D., Page 27

CONVEYS: That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-six (36), Township Ninety-two North (T92N), Range Six West (R6W) of the Fifth P.M., Clayton County, Iowa, described as follows:

Commencing at the North quarter corner of said Section Thirty-six (36), thence East 291.2 feet, thence South 32°-14' West 457.15 feet to the point of beginning, thence South 69°-38' East 572.0 feet, thence South 20°-56' East 208.0 feet, thence South 35°-51' East 358.7 feet, thence South 52°-58' East 195.4 feet, thence South 32°-33' East 130.4 feet, thence North 87°-38' West 272.0 feet, thence North 64°-26' West 366.3 feet, thence North 74°-26' West 523.9 feet, thence North 76°-26' West 289.0 feet, thence North 32°-14' East 634.0 feet to the point of beginning, said parcel containing approximately 12.81 acres subject to highway easements of record.

(SHOWN FOR REFERENCE)

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EASEMENT FOR PUBLIC HIGHWAY

Floyd H. Bush and Vera R.
Bush, husband and wife
to
State of Iowa

Dated June 11, 1976
Filed June 11, 1976
Consideration \$5,600.00
Revenue Stamps affixed \$6.05
Book 136, L.D., Pages 322-326

CONVEYS: For road purposes and for use as a Public Highway, the following described premises situated in the County of Clayton, State of Iowa, to-wit:

A parcel of land in the SE 1/4 of the NW 1/4, in the NE 1/4 of the NW 1/4 and in the NW 1/4 of the NE 1/4 all in Section 36, T92N, R6W of the 5th P.M., Clayton County, Iowa, as shown on Right of Way Plat Exhibit "A" (Plat 1 of 2) attached hereto and labeled Tract A on said plat, which by this reference is made a part hereof.

THE EASEMENT RIGHT, FOR HIGHWAY PURPOSES, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Commencing at the N 1/4 Corner of said Section 36; thence S 89°-10 1/2'E, 260.3 feet on the north line of said NW 1/4 of the NE 1/4 to the Point of Beginning; thence continuing S 89°10 1/2'E, 241.8 feet on said north line to a point 79.8 feet radially distant southeasterly from the centerline of Relocated Primary Road No. Iowa 13; thence S 41°55'W, 395.2 feet to a point 65 feet normally distant southeasterly from Sta. 255+50 (Reloc. Prim. Rd. No. Ia. 13); thence S 30°38 3/4'W, 155.8 feet to a point 85 feet normally distant southeasterly from said centerline and on the northerly line of a platted parcel described and recorded in Plat Book 7, Page 6, as filed for record May 19, 1972 in the Office of the Clayton County Recorder; thence N 68°20 1/4'W 129.3 feet on the northerly line of said platted parcel;

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thence S 33° 31 3/4'W, 634.0 feet (as per Plat of Record) on the westerly line of said platted parcel which is also the centerline of the existing Primary Road No. Iowa 13; thence S 75°08 1/4'E, 80.9 feet on the southerly line of said platted parcel to a point 85 feet normally distant southeasterly from said relocated centerline; thence S 40°56 3/4'W, 359.3 feet to a point on the existing southeasterly highway right of way line and 66.7 feet normally distant southeasterly from Sta. 244+00 (Reloc. Prim. Rd. No. Ia. 13); thence southwesterly 260.1 feet on said existing right of way line being a 5762.58 foot radius curve, concave northwesterly whose chord bears S 36° 35 1/2'W, 260.1 feet to a point 73.1 feet normally distant southeasterly from Sta. 241+40 (Reloc. Prim. Rd. No. Ia. 13); thence S 35°04 1/4'W, 230.3 feet to a point 85 feet normally distant southeasterly from Sta. 239+10 (Reloc. Prim. Rd. No. Ia. 13); thence S 24°27 1/4'W, 170.5 feet to a point 125 feet normally distant southeasterly from said relocated centerline and on the northerly line of Lot 1 of 128 of the S 1/2 of said NW 1/4; thence N 57°02 1/4'W, 108.9 feet on the northerly line of said Lot 1 of 128; thence S 38°16 3/4'W, 509.2 feet on the westerly line of said Lot 1 of 128 to the northerly line of Lot 2 of 128; thence N 51°17 3/4'W, 104.2 feet on the northerly line of said Lot 2 of 128 to a point 90 feet normally distant northwesterly from said relocated centerline; thence N 42°58 1/4'E, 173.9 feet to a point 75 feet normally distant northwesterly from Sta. 234+00 (Reloc. Prim. Rd. No. Ia. 13); thence N 37°30'E, 1100.0 feet to a point 85 feet normally distant northwesterly from Sta. 245+00 (Reloc. Prim. Rd. No. Ia. 13); thence N 39°16 3/4'E, 500.1 feet to a point on the existing westerly highway right of way line and 74.0 feet normally distant northwesterly from Sta. 250+00 (Reloc. Prim. Rd. No. Ia. 13); thence N 33°31 3/4'E, 176.5 feet on said existing right of way line to a point 87.9 feet normally distant northwesterly from Sta. 251+76 (Reloc. Prim. Rd. No. Ia. 13); thence N 37°50 1/2'E, 399.0 feet to a point on the existing westerly highway right of way line and 89.1 feet radially distant northwesterly from Sta. 255+75 (Reloc. Prim. Rd. No. Ia. 13); thence N 33°31 3/4'E, 92.6 feet on said existing right of way line; thence northeasterly 130.9 feet on said existing right of way line being a 1465.40 foot radius curve, concave southeasterly whose chord bears N 36°05 1/4'E, 130.8 feet to the Point of Beginning; excepting therefrom present highway right of way in use or of record; said parcel contains 3.4 acres, more or less, excluding said exceptions.

A parcel of land in the SW 1/4 of the SE 1/4 and in the South 28.28 Acres of the SE 1/4 of the SE 1/4 all in Section 25, T92N, R6W of the 5th P.M., Clayton County, Iowa, as shown on Right of Way Plat Exhibit "A" (Plat 2 of 2) attached hereto and labeled Tract B on said plat, which by this reference is made a part hereof.

THE EASEMENT RIGHT, FOR HIGHWAY PURPOSES, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Commencing at the S 1/4 Corner of said Section 25; thence S 89°10 1/2'E, 302.4 feet on the south line of said SE 1/4 to the centerline of the existing Primary Road No. Iowa 13 and the Point of Beginning; thence northeasterly 195.2 feet on said existing centerline being a 1432.4 foot radius curve, concave southeasterly whose chord bears N 43°35'E, 195.1 feet; thence N 47°29 1/4'E, 1209.1 feet on said existing centerline to the east line of said SW 1/4 of the SE 1/4; thence S 00°16 1/4'W, 44.2 feet on said east line to the northwesterly corner of the South 28.28 Acres of said SE 1/4 of the SE 1/4; thence S 89°10 1/2'E, 161.5 feet on the north line of said South 28.28 Acres to a point 103.4 feet radially distant southeasterly from the centerline of Relocated Primary Road No. Iowa 13; thence S 38° 11 1/2'W, 212.4 feet to a point 130 feet radially distant southeasterly from Sta. 271+00 (Reloc. Prim. Rd. No. Ia. 13); thence S 67°53 1/2'W, 161.0 feet

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to a point 75 feet normally distant southeasterly from Sta. 269+50 (Reloc. Prim. Rd. No. Ia. 13); thence S 47°06 1/4'W, 739.6 feet to a point 75 feet radially distant southeasterly from Sta. 262+00 (Reloc. Prim. Rd. No. Ia. 13); thence S 41°55'W, 246.9 feet to a point on the south line of said SE 1/4 and 79.8 feet radially distant southeasterly from said relocated centerline; thence N 89°10 1/2'W, 199.7 feet on said south line to the Point of Beginning; excepting therefrom present highway right of way in use or of record; said parcel contains 1.3 acres, more or less, excluding said exceptions.

GRANTORS QUIT CLAIM AN EASEMENT RIGHT, FOR HIGHWAY PURPOSES, TO LAND DESCRIBED AS FOLLOWS:

Commencing at the N 1/4 Corner of said Section 36; thence S 89°10 1/2'E, 502.1 feet on the north line of the NE 1/4 of said Section 36; thence S 41°55'W, 395.2 feet; thence S 30°38 3/4'W, 155.8 feet; thence N 68°20 1/4'W, 129.3 feet; thence S 33°31 3/4'W, 634.0 feet; thence S 75°08 1/4'E, 80.9 feet; thence S 40°56 3/4'W, 359.3 feet; thence southwesterly 260.1 feet on a 5762.58 foot radius curve, concave northwesterly whose chord bears S 36°35 1/2'W, 260.1 feet; thence S 35°04 1/4'W, 230.3 feet; thence S 24°27 1/4'W, 170.5 feet to a point 125 feet normally distant southeasterly from the centerline of Relocated Primary Road No. Iowa 13 on the northerly line of said Lot 1 of 128 and the Point of Beginning; thence S 36°02 1/4'W, 6.5 feet to a line fence through Sta. 237+24.0 (Reloc. Prim. Rd. No. Ia. 13); thence N 58°13'W, 57.4 feet on said line fence to the existing easterly highway right of way line; thence N 38°50'E, 7.7 feet on said existing right of way line to said northerly lot line; thence S 57°02 1/4'E, 57.0 feet to the Point of Beginning; containing 0.1 acre, more or less.

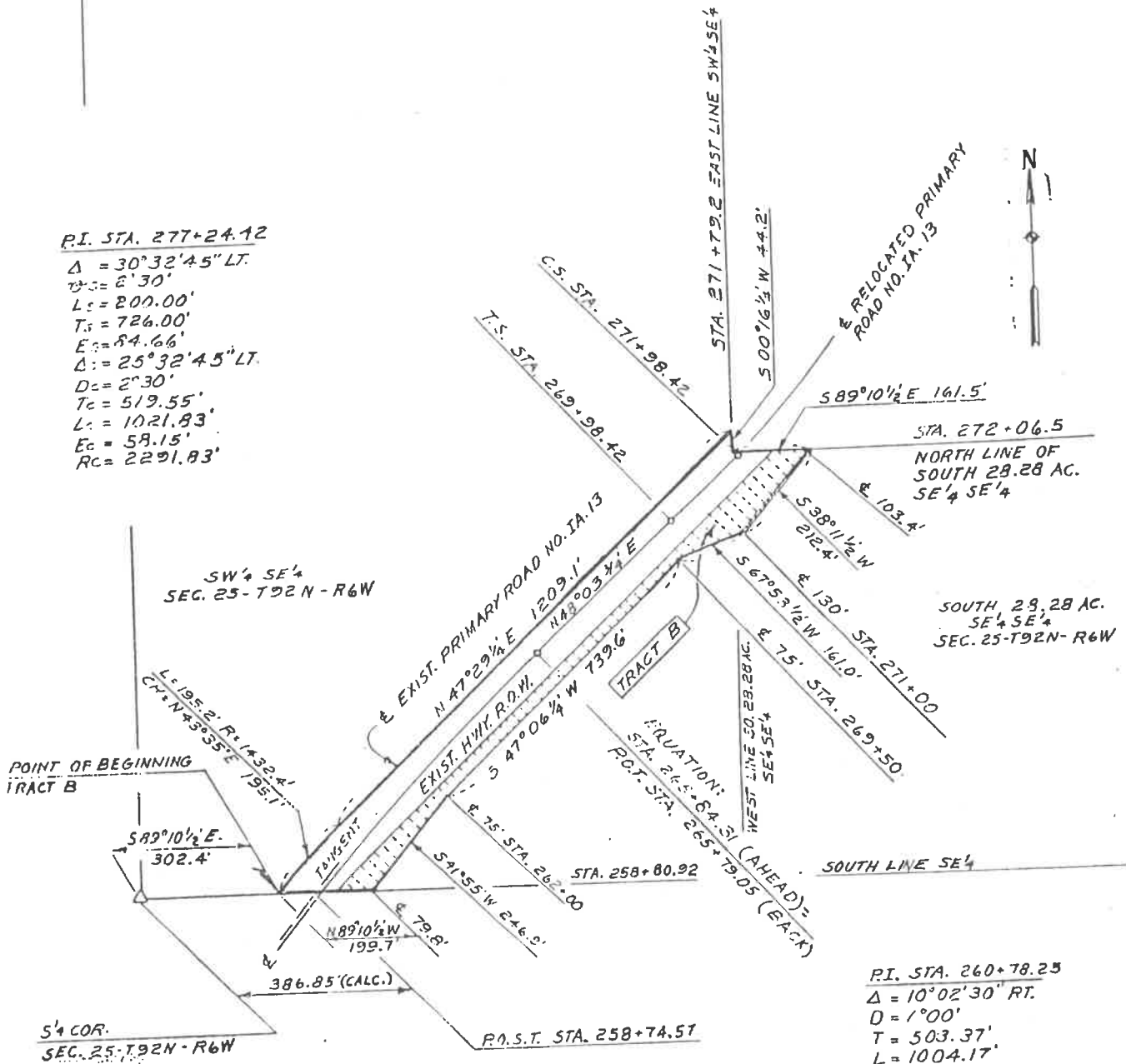
INSTRUMENT STATES: This easement is executed, given and recorded in accordance with the terms of a certain real estate contract dated May 7, 1976, and recorded in the office of the Clayton County Recorder on May 10, 1976, and occurring in Book 132, Pages 33-36, or on file with the Office of Right of Way, Highway Divisions of the Department of Transportation in Ames, Iowa.

(SEE PLATS ON FOLLOWING 2 PAGES)

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P.I. STA. 277+24.12

$\Delta = 30^{\circ}32'45''$ LT.
 $\theta = 30^{\circ}$
 $L_s = 200.00'$
 $T_s = 726.00'$
 $E_s = 84.66'$
 $\Delta = 25^{\circ}32'45''$ LT.
 $D_c = 2^{\circ}30'$
 $T_c = 519.55'$
 $L_c = 1021.83'$
 $E_c = 58.15'$
 $R_c = 2291.83'$



SOUTH 28.28 AC.
 SE 1/4 SE 1/4
 SEC. 25-T92N-R6W

P.I. STA. 260+78.25
 $\Delta = 10^{\circ}02'30''$ RT.
 $D = 1^{\circ}00'$
 $T = 503.37'$
 $L = 1004.17'$
 $E = 22.07'$
 $R = 5729.58'$

TAKING
 SW-SE = 1.0 TAX. AC.
 SE-SE = 0.3
 TOTAL 1.3 TAX. AC.
 (TRACT B IN SEC. 25)



SCALE 1" = 300'

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The North one-half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), except Lot One (1) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4);
All in Section Thirty-six (36);
All in Township Ninety-two (92) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa;
Except Land Conveyed to State of Iowa for Highway purposes.

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ACCESS EASEMENT

Jay W. Mills and Catherine
M. Mills, husband and wife
GRANTORS

Dated December 30, 2005
Filed January 4, 2006
Instrument No. 2006R00038

to
John R. Cantwell and Tonia
K. Cantwell, husband and wife
GRANTEES

WHEREAS Grantors are the owners of certain real estate in Clayton County, Iowa legally described as follows:
The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) Section 36, Township 92 North, Range 6 West of the 5th P.M.; and

WHEREAS Grantees are the owners of certain real estate in Clayton County, Iowa legally described as follows:
The North half (N 1/2) of the Southwest (SW 1/4) (Except Lot 1 thereof) of the Northeast Quarter (NE 1/4) Section 36, Township 92 North, Range 6 West of the 5th P.M.; and

WHEREAS the parties agree to an easement upon and across the lands of Grantors to the lands of Grantees as described herein.
NOW THEREFORE, in consideration of the mutual terms and provisions contained herein, the parties agree as follows:

1. Grantors give, grant and convey to Grantees a permanent access easement for ingress and egress to lands owned by Grantees. Said easement shall not exceed thirty (30) feet in width and shall extend from the southwest corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) at the intersection with 330th Street, thence north along the westerly line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) to a point directly west of Grantees property thence easterly to the southwest corner of Grantees property covering a total of 1,320 feet and comprising a total of .909 acre, more or less.

2. Grantees shall pay to Grantors the sum of \$5,000.00 for use of said easement.

3. Grantees shall be responsible for access from 330th St. and for the placement and maintenance of a suitable gate, if necessary, at the beginning and end of the easement property.

4. Grantees shall use said easement in a manner which does not disrupt Grantors legitimate use of the property. Grantees may place necessary and appropriate fill and gravel sufficient to maintain a passable lane for ingress and egress to Grantees property. Said easement shall be sufficient to allow passage of farm machinery and equipment and vehicle access as described.

-60-continued

5. Grantees shall be responsible for all maintenance and repair of said easement and shall keep the same in reasonable condition. Grantees agree to indemnify and hold harmless Grantors, their heirs and successors for property damage or personal injury and liability of any nature incidental to use of the easement.

6. This agreement shall run with the land and shall bind the parties hereto, their heirs, executors, and successors in interest. Neither party may assign rights under this easement to other than lawful successors to the property described above, nor may any adjacent third party owners use the easement to gain access to property outside this agreement without the permission of Grantors.

7. If Grantees construct a roadway for access during the remaining CRP contract period, which use causes the loss of current or past conservation program payments, Grantees will reimburse Grantors for such lost payments and/or payback in proportion to roadway/total property usage.

-61-
PLAT

Plat of Lot 2 of Lot 1, Lot 1 of Lot 3 of Lot 2, Lot 2 of Lot 3 of Lot 2, Lot 6 of Lot 2, and Lot 1 of Lot 1 of Lot 1 of Lot 2; all in the SE 1/4 of the SE 1/4 and Lot 1 of Lot 1 of Lot 1 in the SW 1/4 of the SE 1/4; all in Section 25, Township 92 North, Range 6 West of the 5th P.M.

Filed December 14, 2005
Book 27, Plats, Page 36
Instrument No. 2005R04309
Filed December 14, 2005, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn
Roger R. Mohn

Date November 30, 2005

License number 10165
My license renewal date is December 31, 2006

We, Dwight C. Hettinger and Karen A. Hettinger of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ Dwight C. Hettinger

/s/ Karen A. Hettinger

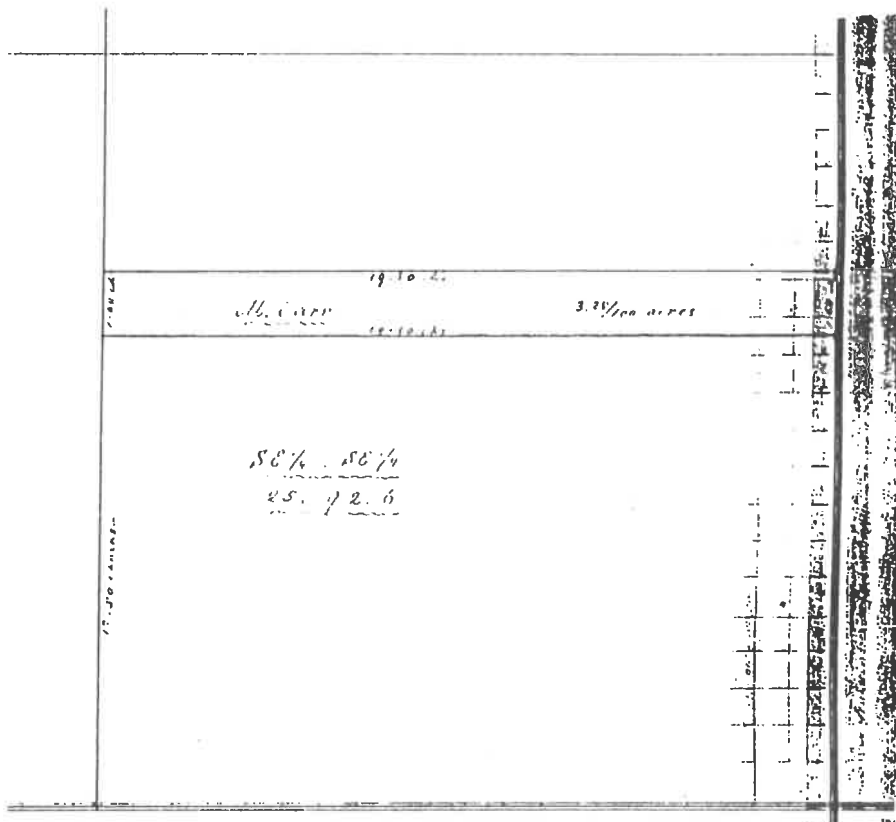
(SEE PLAT ON FOLLOWING PAGE)

-6-
PLAT

Plat of Lot 1 in the SE 1/4
of the SE 1/4 of Section 25,
Township 92 North, Range 6,
West of the 5th P.M.

Filed December 23, 1874
Book 1, Plats, Page 246
Certified May 13, 1873, by
Henry L. Fitch, Surveyor
Acknowledged by Michael Carr
and Anna Carr

DESCRIPTION: Commencing at a point on West line of SE SE Sec.
25.92.6. 12 chains 50 links North from SW corner of above described forty.
Thence East on a line parallel with South line of said forty, 19 chains 50
links to East line of forty thence North along said East line 1 chain 68
links; thence West parallel with South line 19 chains 50 links to West line
of forty; thence South 1 chain 68 links to place of beginning containing 3
28/100 acres of land.

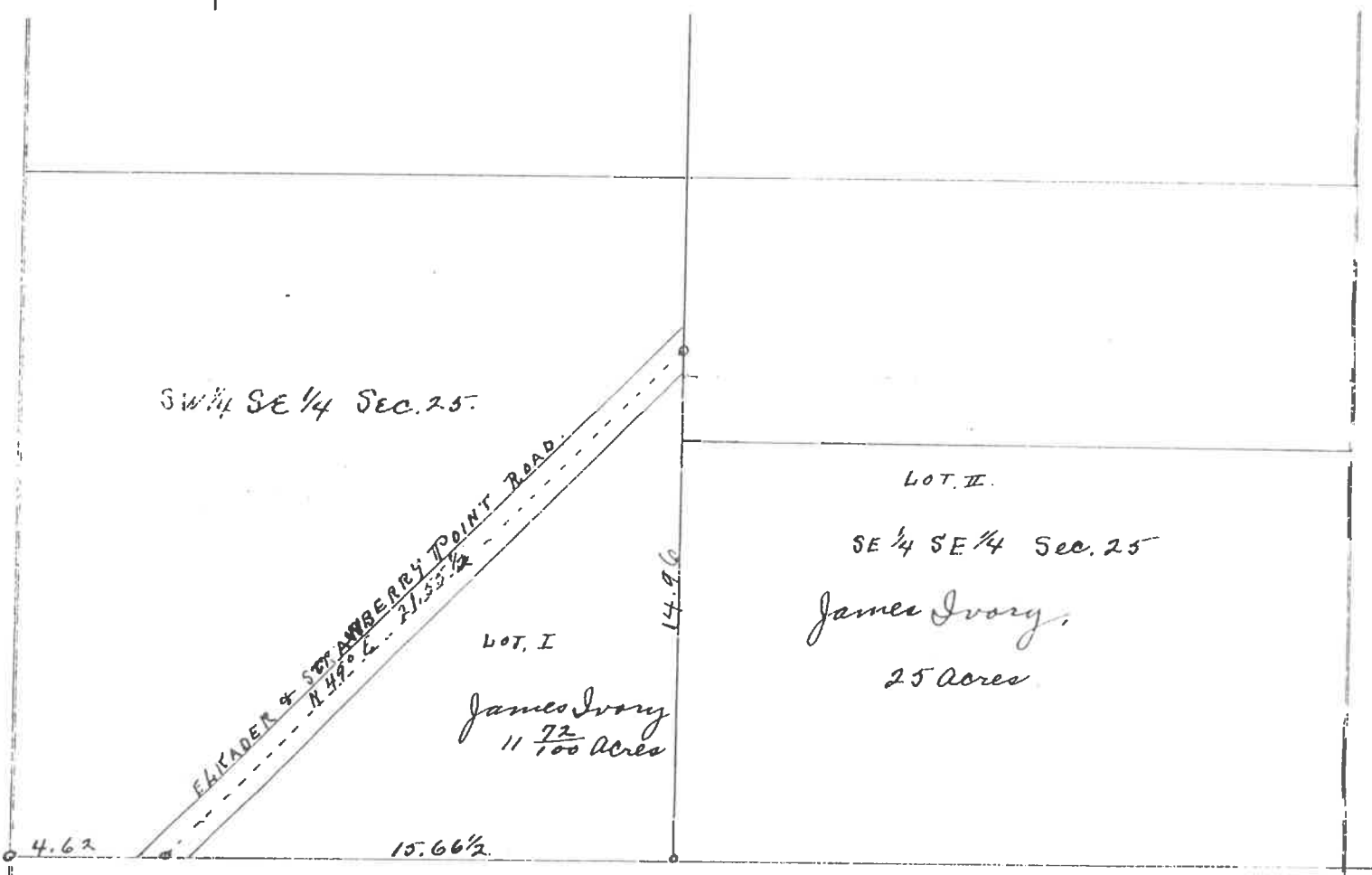


-7-
PLAT

Plat of Lot 1 in the SW 1/4
of the SE 1/4; and Lot 2 in
the SE 1/4 of the SE 1/4; in
Section 25, Township 92 North,
Range 6, West of the 5th P.M.

Filed September 10, 1921
Book 4, Plats, Page 326
Certified March 20, 1873,
by Henry L. Fitch, Surveyor
Acknowledged March 28, 1873,
by James Ivory

DESCRIPTION: Beginning at a point on the south line of the SW
1/4 SE 1/4 Sec. 25, Twp. 92, Rng. 6, west 5th P.M. 4 chains 62 links east
from the SW corner of above described forty. Running thence N. 49° E.
along the center of Elkader & Strawberry Point Road, 21 chains 55 1/2
links; thence south along east line of said forty 14 chains 96 links to
south line; thence west along said south line 15 chains 66 1/2 links to
place of beginning containing 11 72/100 acres of land.



SW 1/4 SE 1/4 Sec. 25.

LOT. II.

SE 1/4 SE 1/4 Sec. 25

James Ivory,

25 Acres.

LOT. I

James Ivory
11 72/100 Acres

14.96

15.66 1/2

4.62

-14-
WARRANTY DEED

Floyd H. Bush and Vera R.
Bush, husband and wife
to
Floyd H. Bush and Vera R.
bush, husband and wife,
As Joint Tenants with Full
Rights of Survivorship, and
not as Tenants in Common

Dated August 24, 1967
Filed September 27, 1967
Consideration \$1.00 & other
Revenue Stamps affixed None.
Book 125, L.D., Page 411

CONVEYS: The Northwest Quarter of the Northeast Quarter of
Section 36, Township 92 North, Range 6, West of the 5th P.M., except for
highway now located and traveled through the same.

-15-
PLAT

Plat of Part of the NE 1/4 of
the NW 1/4 of Section 36,
Township 92 North, Range 6,
West of the 5th P.M.

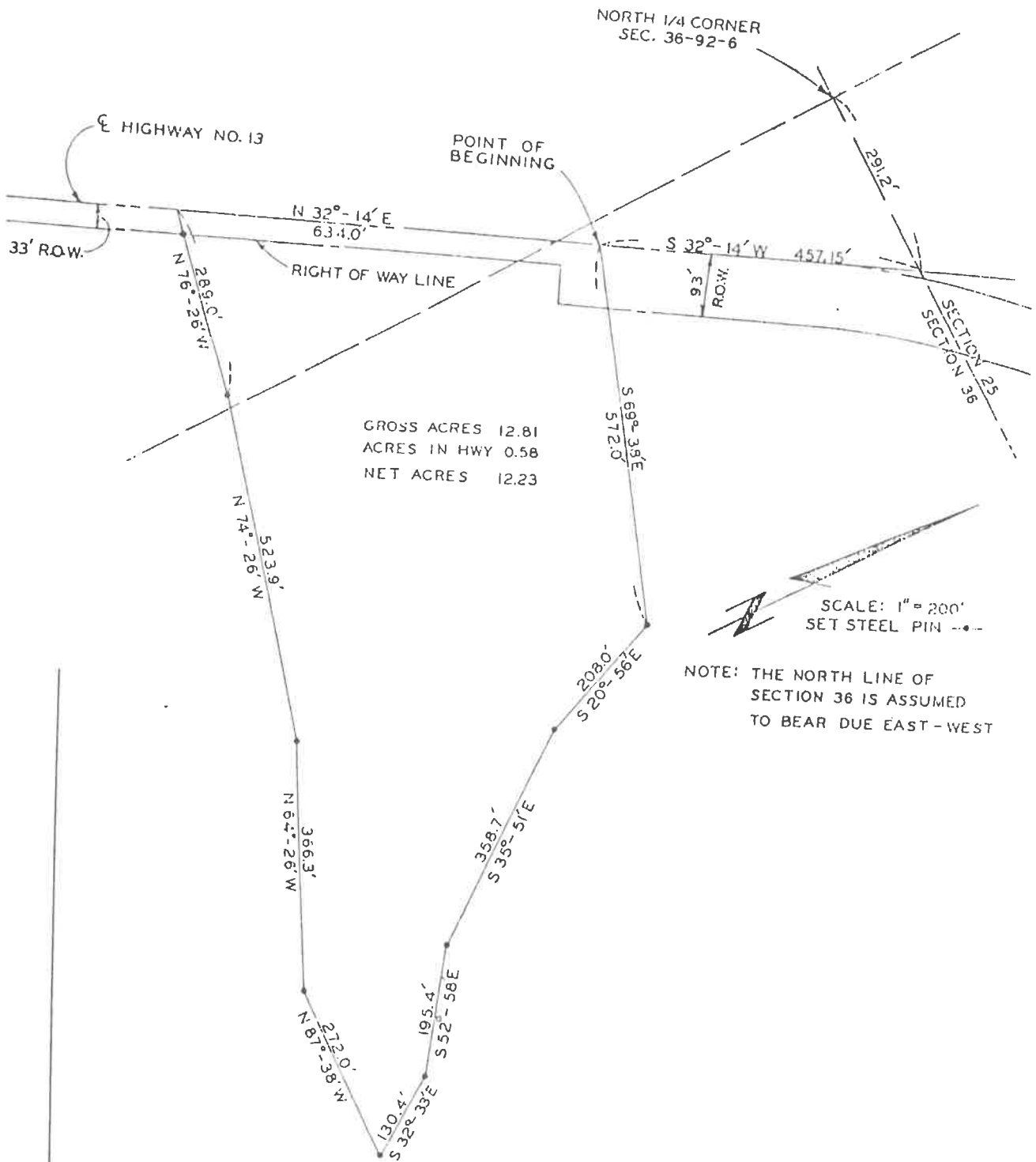
Filed May 19, 1972
Book 7, Plats, Page 6
Certified June 30, 1971,
by A. H. Miller, Surveyor
Acknowledged May 18, 1972, by
Floyd H. Bush, Vera R. Bush,
Harlan W. Cook and Judith J.
Cook

DESCRIPTION: That part of the Northeast Quarter (NE 1/4) of
the Northwest Quarter (NW 1/4) and that part of the Northwest Quarter (NW
1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-six (36), Township
Ninety-two North (T92N), Range Six West (R6W) of the Fifth P.M., Clayton
County, Iowa, described as follows: commencing at the north quarter corner
of said Section Thirty-six (36), thence East 291.2 feet, thence South 32°-
14' West 457.15 feet to the point of beginning, thence South 69°-38' East
572.0 feet, thence South 20°-56'- East 208.0 feet, thence South 35°-51'
East 358.7 feet, thence South 52°-58' East 195.4 feet, thence South 32°-33'
East 130.4 feet, thence North 87°-38' West 272.0 feet, thence North 64°-26'
West 366.3 feet, thence North 74°-26' West 523.9 feet, thence North 76°-26'
West 289.0 feet, thence North 32°-14' East 634.0 feet to the point of
beginning, said parcel containing approximately 12.81 acres subject to
highway easements of record.

(SHOWN FOR REFERENCE)

(SEE PLAT ON FOLLOWING PAGE)

-15-continued



-30-continued

Construction. This Power of Attorney is to be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts or powers shall not limit or restrict the general and all-inclusive powers that I have granted to my Attorney-in-Fact. All references to property or property rights herein shall include all real, personal, tangible or mixed property. Words and phrases set forth in this Power of Attorney shall be construed as in the singular or plural number and as masculine, feminine or neuter gender according to the context.

Liability of Attorney-in-Fact. My Attorney-in-Fact shall not be liable for any loss sustained through an error of judgment made in good faith, but shall be liable for willful misconduct or breach of good faith in the performance of any of the provisions of this power of attorney.

Effective Date and Durability. This Power of Attorney shall be effective immediately, shall not be affected by my disability, and shall continue effective until my death; provided, however, that this Power of Attorney may be revoked by me as to my Attorney-in-Fact at any time by written notice to such Attorney-in-Fact.

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PLAT

Plat of Lot 1 of Lot 1 in
the SW 1/4 of the SE 1/4 and
Lot 1 of Lot 2 in the SE 1/4
of the SE 1/4 of Section 25,
Township 92 North, Range 6,
West of the 5th P.M., Clayton
County, Iowa

Filed August 23, 2000
Book 20, Plats, Page 109
Instrument No. 2000-2685
Filed August 23, 2000, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date August 15, 2000

Roger R. Mohn

License number 10165

My license renewal date is December 31, 2000.

We Dwight C. Hettinger and Karen A. Hettinger of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ Dwight C. Hettinger

/s/ Karen A. Hettinger

(SEE PLAT ON FOLLOWING PAGE)

-31-continued

PLAT OF SURVEY OF: Lot One (1) of Lot One (1) in the Southwest Quarter of the Southeast Quarter (SW 1/4 - SE 1/4) and Lot One (1) of Lot Two (2) in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section Twenty-five (25), Township Ninety-seven (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa, containing 1.23 acres and 1.77 acres, respectively, more or less, and more particularly described by metes and bounds as follows:

Commencing at the South 1/4 Corner of Section 25, Township 92 North, Range 6 West of the 5th P.M.; thence S 89°-10'-30" E, 1323.64 feet along the south line of the SE 1/4 of said Section 25; thence N 00°-18'-13" E, 297.97 feet along the west line of the SE 1/4 - SE 1/4 of said Section 25 to the Point of Beginning; thence S 80°-58'-05" E, 179.64 feet; thence N 23°-15'-07" E, 177.78 feet; thence N 33°-21'-43" W, 389.89 feet; thence S 68°-01'-16" W, 160.78 feet along the easterly right-of-way line of Iowa Highway No. 13; thence S 47°-05'-24" W, 79.53 feet along the easterly right-of-way line of Iowa Highway No. 13; thence S 28°-09'-31" E, 139.24 feet; thence S 05°-01'-06" W, 204.41 feet; thence S 80°-58'-05" E, 127.91 feet to the Point of Beginning. Said described parcel contains a total of 3.00 acres, more or less. The south line of the SE 1/4 of Section 25, T92N, R6W is assumed to bear S 89°-10'-30" E.

See Contract #2000-1166 for contract seller's approval for plats.

-32-

WARRANTY DEED

Paul L. Mills and Barbara
B. Mills, husband and wife
to
Dwight C. Hettinger and Karen
A. Hettinger, husband and wife,
as Joint Tenants with Full Rights
of Survivorship and not as Tenants
in Common

Dated September 16, 2000
Filed September 20, 2000
Consideration \$1.00 & other
Revenue Stamps affixed \$7.20
Instrument No. 2000-3005

CONVEYS: Lot 1 of Lot 1 in the Southwest Quarter of the Southeast Quarter (SW 1/4 - SE 1/4) and Lot 1 of Lot 2 in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section 25, Township 92 North, Range 6 West of the Fifth Principal Meridian, Clayton County, Iowa.

INSTRUMENT STATES: This deed given in partial fulfillment of a Real Estate Contract dated the 30th day of March, 2000, and recorded April 18, 2000, at File No. 2000-1166 in the office of the Clayton County Iowa Recorder.

-37-continued

The North One-half of the Northeast Quarter (NE 1/4) and the North One-half of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE) of Section 36, except from the above described lands that portion deeded to the State of Iowa in Book 136, L.D., Pages 322-326 of the Clayton County Records:

All in Township 92 North, Range 6 West of the 5th P.M., in Clayton County, Iowa, and other real estate.

INSTRUMENT STATES: This deed is given to transfer all of Grantors interest in a Real Estate Contract dated March 30, 2000 and recorded April 18, 2000, at File No. 2000-1166 in the office of the Clayton County Recorder.

-38-
PLAT

Plat of Lot 3 in the SE 1/4 of the NW 1/4, Lot 2 in the NE 1/4 of the NW 1/4, Lot 1 in the NW 1/4 of the NE 1/4, and Lot 1 in the SW 1/4 of the NE 1/4 of Section 36, Township 92 North, Range 6, West of the 5th P.M.

Filed November 5, 2002
Book 23, Plats, Page 28
Instrument No. 2002-4082
Filed November 5, 2002, in Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date October 17, 2002

Roger R. Mohn

License number 10165

My license renewal date is December 31, 2002

We, Dwight C. Hettinger and Karen A. Hettinger of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ Dwight C. Hettinger

/s/ Karen A. Hettinger

I, Paul L. Mills of Hancock County, State of Illinois, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ Paul L. Mills

(SEE PLAT ON FOLLOWING PAGE)

-38-continued

PLAT OF SURVEY OF:

Lot Three (3) in the Southeast Quarter of the Northwest Quarter (SE 1/4 - NW 1/4), Lot Two (2) in the Northeast Quarter of the Northwest Quarter (NE 1/4 - NW 1/4), Lot One (1) in the Northwest Quarter of the Northeast Quarter (NW 1/4 - NE 1/4), and Lot One (1) in the Southwest Quarter of the Northeast Quarter (SW 1/4 - NE 1/4) of Section Thirty-six (36), Township Ninety-two (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa, containing 7.45 acres, 2.39 acres, 2.65 acres, and 6.07 acres, respectively, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Center of Section 36, Township 92 North, Range 6 West of the 5th P.M.; thence N 00°-15'-56" W, 335.28 feet along the west line of the NE 1/4 of said Section 36 to the Point of Beginning; thence N 00°-15'-56" W, 325.24 feet along the west line of said NE 1/4; thence S 88°-57'-27" E, 268.20 feet; thence N 23°-41'-15" E, 559.31 feet; thence N 22°-23'-28" W, 138.83 feet; thence N 05°-33'-09" E, 204.62 feet; thence N 73°-08'-15" W, 523.90 feet; thence N 75°-08'-15" W, 208.10 feet; thence S 40°-58'-27" W, 44.60 feet along the easterly right-of-way line of Iowa Highway No. 13; thence S 75°-17'-35" E, 79.67 feet; thence S 34°-33'-02" W, 346.47 feet; thence S 02°-53'-00" W, 211.56 feet; thence S 65°-06'-35" E, 99.10 feet; thence S 10°-19'-19" W, 86.17 feet; thence S 39°-18'-32" W, 65.50 feet; thence S 06°-27'-09" W, 238.07 feet; thence S 07°-47'-39" E, 161.59 feet; thence S 56°-49'-00" E, 448.60 feet to the Point of Beginning. Said described parcel contains a total of 18.56 acres, more or less. The west line of the NE 1/4 of Section 36, T92N, R6W is assumed to bear N 00°-15'-56" W.

(SHOWN FOR REFERENCE)

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WARRANTY DEED

Paul L. Mills and Judith
A. Mills, husband and wife
to
Dwight C. Hettinger and Karen
A. Hettinger, husband and wife,
as Joint Tenants with Full Rights
of Survivorship, and not as
Tenants in Common

Dated December 9, 2002
Filed December 10, 2002
Consideration \$1.00 & other
Revenue Stamps affixed \$28.00
Instrument No. 2002-4435

CONVEYS: Lot 3 in the Southeast Quarter of the Northwest Quarter (SE 1/4 - NW 1/4), Lot 2 in the Northeast Quarter of the Northwest Quarter (NE 1/4 - NW 1/4), Lot 1 in the Northwest Quarter of the Northeast Quarter (NW 1/4 - NE 1/4), and Lot 1 in the Southwest Quarter of the Northeast Quarter (SW 1/4 - NE 1/4) of Section 36, Township 92 North, Range 6 West of the Fifth Principal Meridian, Clayton County, Iowa.

INSTRUMENT STATES: This deed is given in partial fulfillment of a Real Estate Contract, dated the 30th day of March, 2000, and recorded April 18, 2000, at File No. 2000-1166 in the office of the Clayton County Iowa Recorder.

(SHOWN FOR REFERENCE)

-43-
PLAT

Plat of Lot 2 in the NW 1/4 of
the NE 1/4 of Section 36, Township
92 North, Range 6 West of the
5th P.M.

Filed August 19, 2003
Book 24, Plats, Page 11
Instrument No. 2003-3357
Filed August 19, 2003, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land
surveying document was prepared and the related survey work was performed
by me or under my direct personal supervision and that I am a duly licensed
Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date July 22, 2003

Roger R. Mohn

License number 10165

My license renewal date is December 31, 2004

We, Dwight C. Hettinger and Karen A. Hettinger of Clayton
County, State of Iowa, do hereby certify that the above survey, as shown by
the attached Plat, is made with our free consent and in accordance with our
desire.

/s/ Dwight C. Hettinger

/s/ Karen A. Hettinger

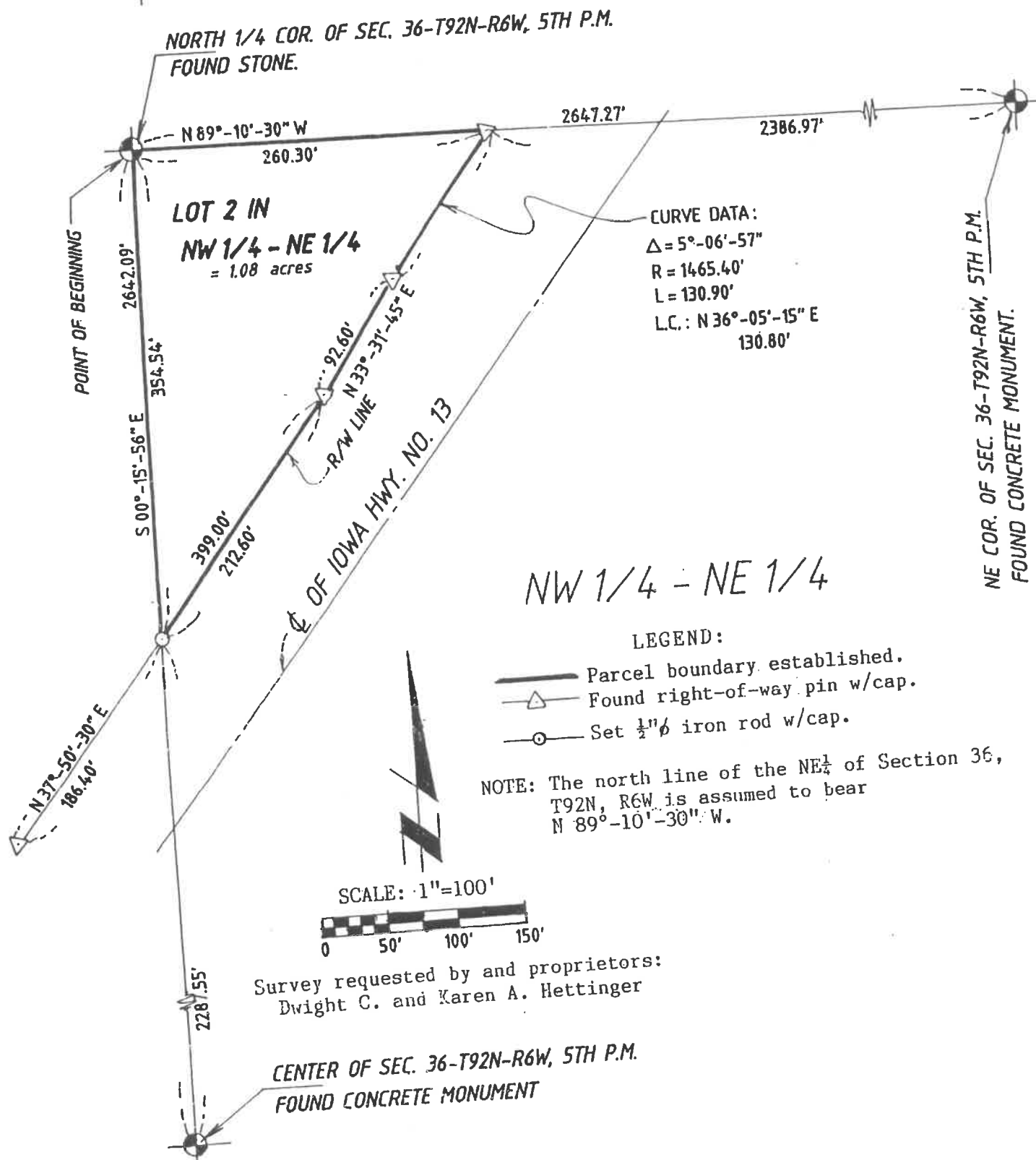
PLAT OF SURVEY OF: Lot Two (2) in the Northwest Quarter of the
Northeast Quarter (NW 1/4 - NE 1/4) of Section Thirty-six (36), Township
Ninety-two (92) North, Range Six (6) West of the Fifth Principal Meridian,
Clayton County, Iowa, containing 1.08 acres, more or less, and more
particularly described by metes and bounds as follows:

Commencing at North 1/4 Corner of Section 36, Township 92
North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence
S 00°-15'-56" E, 354.54 feet along the west line of the NE 1/4 of said
Section 36; thence N 37°-50'-30" E, 212.60 feet along the northwesterly
right-of-way line of Iowa Highway No. 13; thence N 33°-31'-45" E, 92.60
feet along said right-of-way line; thence 130.90 feet along said right-of-
way line which is along a 1465.40 foot radius curve concave southeasterly
with a central angle of 5°-06'-57" and a long chord which bears N 36°-05'-
15" E, 130.80 feet; thence N 89°-10'-30" W, 260.30 feet along the north
line of the NE 1/4 of said Section 36 to the Point of Beginning. Said
described parcel contains 1.08 acres, more or less. The north line of the
NE 1/4 of Section 36, T92N, R6W is assumed to bear N 89°-10'-30" E.

(SHOWN FOR REFERENCE)

(SEE PLAT ON FOLLOWING PAGE)

-43-continued



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PLAT

Plat of Lot 1 of Lot 1 and
Lot 2 of Lot 2 in the SE 1/4
of the SE 1/4 of Section 25,
Township 92 North, Range 6,
West of the 5th P.M.

Filed September 9, 2004
Book 25, Plats, Page 47
Instrument No. 2004-3210
Filed September 9, 2004, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land
surveying document was prepared and the related survey work was performed
by me or under my direct personal supervision and that I am a duly licensed
Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date August 25, 2004

Roger R. Mohn

License number 10165

My license renewal date is December 31, 2004.

We, Dwight C. Hettinger and Karen A. Hettinger of Clayton
County, State of Iowa, do hereby certify that the above survey, as shown by
the attached Plat, is made with our free consent and in accordance with our
desire.

/s/ Dwight C. Hettinger

/s/ Karen A. Hettinger

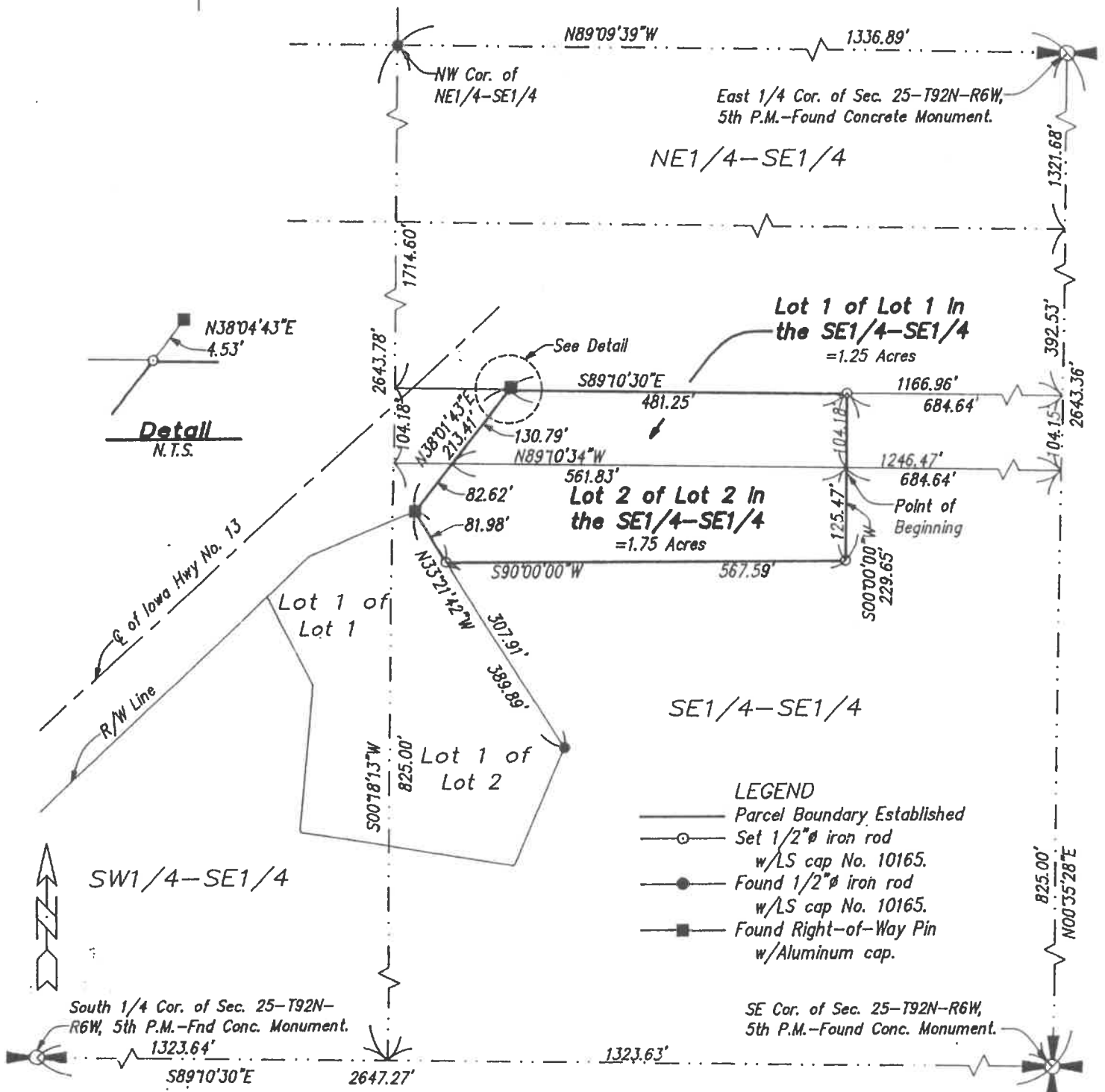
PLAT OF SURVEY OF: Lot One (1) of Lot One (1) and Lot Two (2)
of Lot Two (2) in the Southeast Quarter of the Southeast Quarter (SE 1/4 -
SE 1/4) of Section Twenty-five (25), Township Ninety-two (92) North, Range
Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa,
containing 1.25 acres and 1.75 acres, respectively, more or less, and more
particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Section 25, Township 92
North, Range 6 West of the 5th P.M.; thence N 00°-35'-28" E, 825.00 feet
along the east line of the SE 1/4 of said Section 25; thence N 89°-10'-34"
W, 684.64 feet to the Point of Beginning; thence S 00°-00'-00" W, 125.47
feet; thence S 90°-00'-00" W, 567.59 feet; thence N 33°-21'-42" W, 81.98
feet; thence N 38°-01'-43" E, 213.41 feet along the easterly right-of-way
line of Iowa Highway No. 13; thence S 89°-10'-30" E, 481.25 feet; thence S
00°-00'-00" W, 104.18 feet to the Point of Beginning. Said described
parcel contains a total of 3.00 acres, more or less. The south line of the
SE 1/4 of Section 25, T92N, R6W is assumed to bear S 89°-10'-30" E.

(SHOWN FOR REFERENCE)

(SEE PLAT ON FOLLOWING PAGE)

-44-continued



-56-continued

The acquisition shall not be consummated later than three months after the effective date of this order, unless such period is extended for good cause by the Board or by the Federal Reserve Bank of Richmond, acting pursuant to delegated authority.

By order of the Board of Governors, effective June 5, 2008.

Attachment 4

LIMITED LIABILITY COMPANY APPLICATION FOR AMENDED CERTIFICATE OF AUTHORITY filed August 31, 2015, in the Office of the Secretary of State of the State of Iowa, states:

The name of the limited liability company is Green Tree Servicing LLC.

The company name has been changed to Ditech Financial LLC.

The street and mailing address of its registered office in Iowa and the name of its registered agent in that office:

Name: C T Corporation System

Address: 400 E Court Ave.

City, State, Zip: Des Moines, IA 50309

Attachment 5

INSTITUTIONAL HISTORY OF THE NATIONAL INFORMATION CENTER

A repository of financial data and institution characteristics collected by the Federal Reserve System

2005-09-08 Treasury Bank National Association was renamed to Countrywide Bank, National Association

-57-
PLAT

Plat of Lot 2 of Lot 1,
Lot 3 of Lot 2, Lot 4 of
Lot 2, Lot 1 of Lot 1 of
Lot 2, and Lot 2 of Lot 1
of Lot 2 in the SE 1/4 of
the SE 1/4 and Lot 2 of Lot
1 in the SW 1/4 of the SE 1/4;
all in Section 25, Township
92 North, Range 6, West of the
5th P.M.

Filed March 9, 2005
Book 25, Plats, Page 128
Instrument No. 2005R00815
Filed March 9, 2005, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date March 1, 2005

Roger R. Mohn

License number 10165

My license renewal date is December 31, 2004

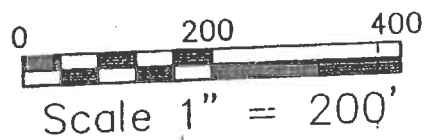
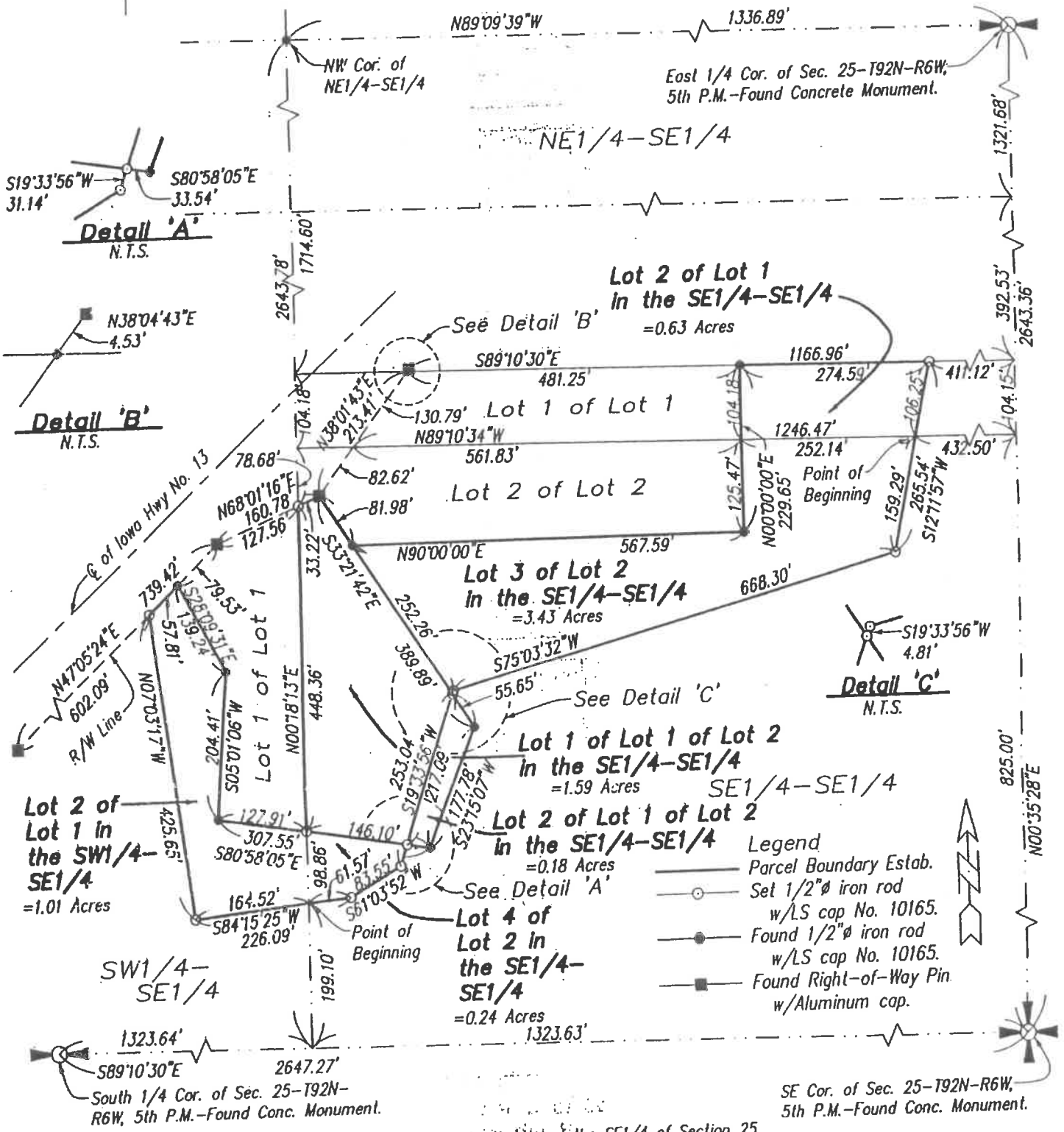
We, Dwight C. Hettinger and Karen A. Hettinger of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ Dwight C. Hettinger

/s/ Karen A. Hettinger

(SEE PLAT ON FOLLOWING PAGE)

-57-continued



NOTE: The South Line of the SE1/4 of Section 25, T92N, R6W is assumed to bear S 89°10'30" E.

-60-continued

5. Grantees shall be responsible for all maintenance and repair of said easement and shall keep the same in reasonable condition. Grantees agree to indemnify and hold harmless Grantors, their heirs and successors for property damage or personal injury and liability of any nature incidental to use of the easement.

6. This agreement shall run with the land and shall bind the parties hereto, their heirs, executors, and successors in interest. Neither party may assign rights under this easement to other than lawful successors to the property described above, nor may any adjacent third party owners use the easement to gain access to property outside this agreement without the permission of Grantors.

7. If Grantees construct a roadway for access during the remaining CRP contract period, which use causes the loss of current or past conservation program payments, Grantees will reimburse Grantors for such lost payments and/or payback in proportion to roadway/total property usage.

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PLAT

Plat of Lot 2 of Lot 1, Lot 1 of Lot 3 of Lot 2, Lot 2 of Lot 3 of Lot 2, Lot 6 of Lot 2, and Lot 1 of Lot 1 of Lot 1 of Lot 2; all in the SE 1/4 of the SE 1/4 and Lot 1 of Lot 1 of Lot 1 in the SW 1/4 of the SE 1/4; all in Section 25, Township 92 North, Range 6 West of the 5th P.M.

Filed December 14, 2005
Book 27, Plats, Page 36
Instrument No. 2005R04309
Filed December 14, 2005, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date November 30, 2005

Roger R. Mohn

License number 10165

My license renewal date is December 31, 2006

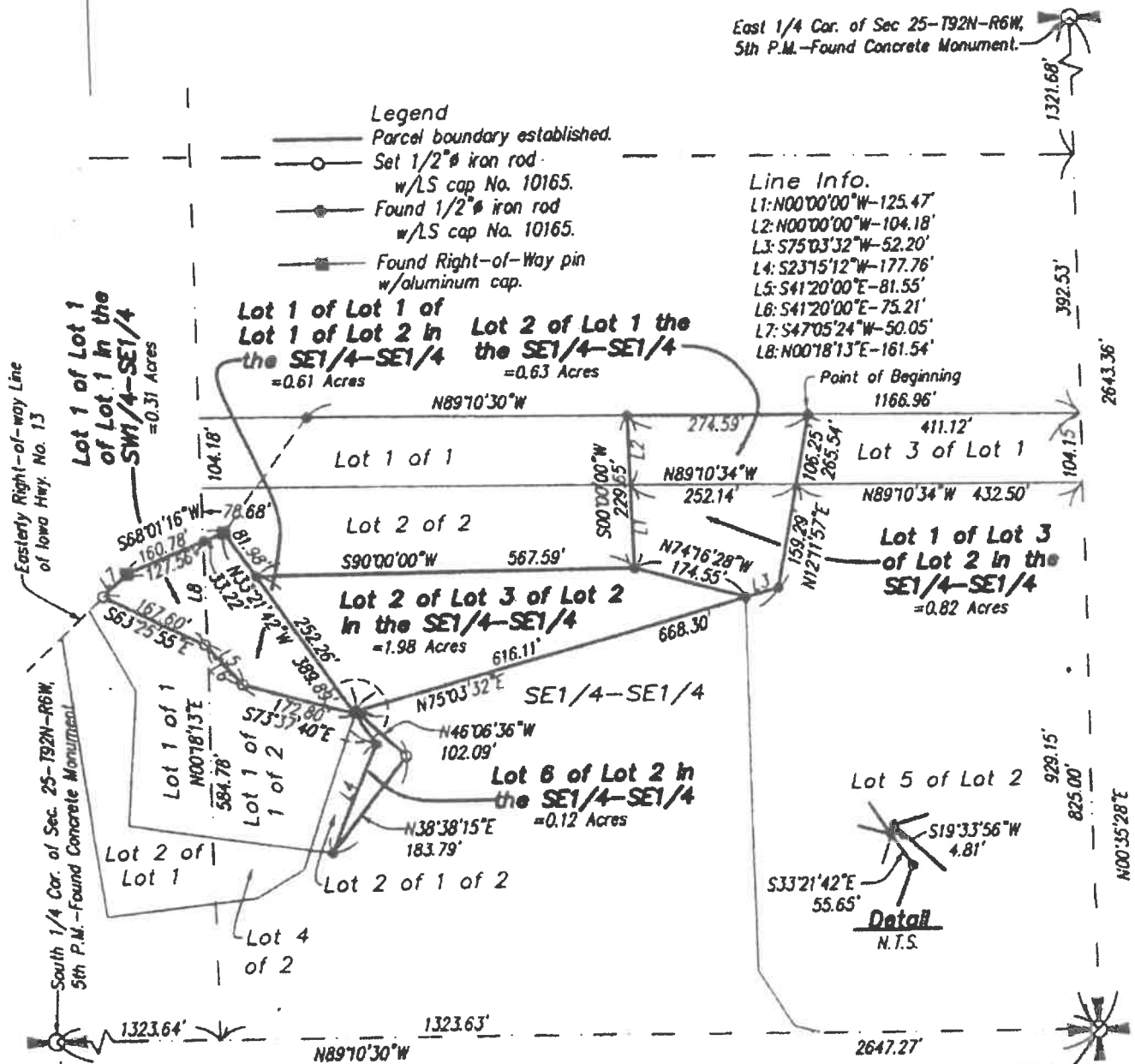
We, Dwight C. Hettinger and Karen A. Hettinger of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ Dwight C. Hettinger

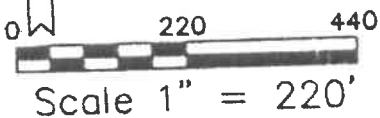
/s/ Karen A. Hettinger

(SEE PLAT ON FOLLOWING PAGE)

-61-continued



NOTE: The South line of the SE 1/4 of Sec. 25, R92N, R6W is assumed to bear N 89°10'30" W.



Proprietors:
Dwight C. and Karen A. Hettinger
Survey requested by:
John Cantwell

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PLAT

Plat of Lot 3 of Lot 1 and Lot 5 of Lot 2 in the SE 1/4 of the SE 1/4 of Section 25 and Lot 1 in the NE 1/4 of the NE 1/4 of Section 36; all in Township 92 North, Range 6 West of the 5th P.M.

Filed December 14, 2005
Book 27, Plats, Page 34
Instrument No. 2005R04307
Filed December 14, 2005, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn
Roger R. Mohn
License Number 10165

Date November 21, 2005

My license renewal date is December 31, 2006

We, John R. Cantwell and Tonia K. Cantwell of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

/s/ John R. Cantwell

/s/ Tonia K. Cantwell

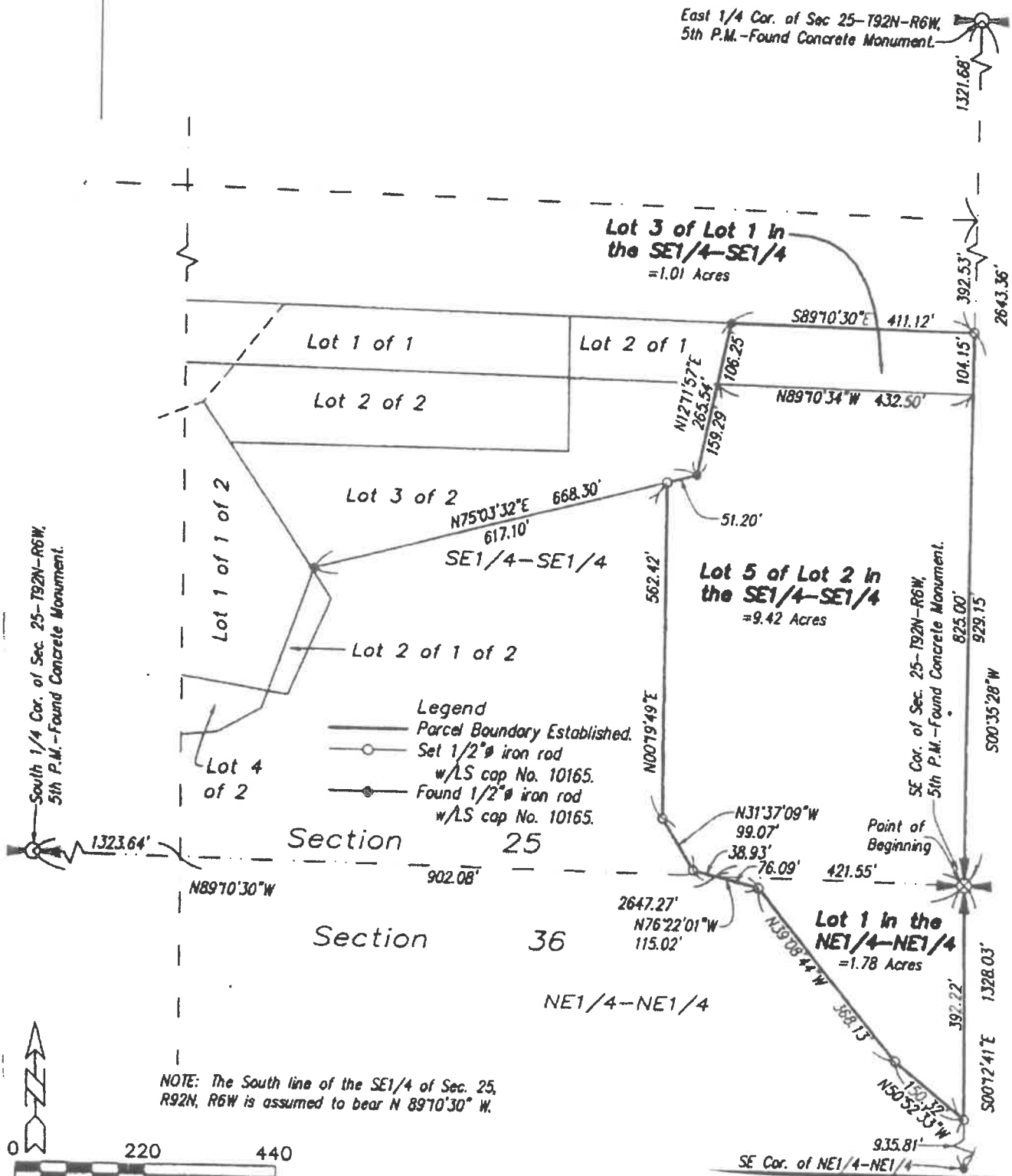
PLAT OF SURVEY OF:

Lot Three (3) of Lot One (1) and Lot Five (5) of Lot Two (2) in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section Twenty-five (25) and Lot One (1) in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section Thirty-six (36); all in Township Ninety-two (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa, containing 1.01 acres, 9.42 acres, and 1.78 acres, respectively, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Section 25, Township 92 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence S 00°-12'-41" E 392.22 feet along the east line of the NE 1/4 - NE 1/4 of Section 36, T92N, R6W; thence N 50°-52'-33" W, 150.32 feet; thence N 39°-08'-44" W, 368.13 feet; thence N 76°-22'-01" W, 115.02 feet; thence N 31°-37'-09" W, 99.07 feet; thence N 00°-19'-49" E, 562.42 feet; thence N 75°-03'-32" E, 51.20 feet; thence N 12°-11'-57" E, 265.54 feet; thence S 89°-10'-30" E, 411.12 feet; thence S 00°-35'-28" W, 929.15 feet along the east line of said SE 1/4 to the Point of Beginning. Said described parcel contains a total of 12.21 acres, more or less. The south line of the SE 1/4 of Section 25, T92N, R6W is assumed to bear N 89°-10'-30" W.

(SEE PLAT ON FOLLOWING PAGE)

-63-continued



Proprietors:
 John R. & Tonia K. Cantwell
 Survey requested by:
 John Cantwell

-64-
PLAT

Plat of Lot 2 in the SW 1/4
of the NE 1/4 and Lot 3 in
the NW 1/4 of the NE 1/4,
in Section 36, Township 92
North, Range 6 West of the
5th P.M.

Filed December 14, 2005
Book 27, Plats, Page 35
Instrument No. 2005R04308
Filed December 14, 2005, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land
surveying document was prepared and the related survey work was performed
by me or under my direct personal supervision and that I am a duly licensed
Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn
Roger R. Mohn

Date November 21, 2005

License number 10165

My license renewal date is December 31, 2006

We, John R. Cantwell and Tonia K. Cantwell of Clayton County,
State of Iowa, do hereby certify that the above survey, as shown by the
attached Plat, is made with our free consent and in accordance with our
desire.

/s/ John R. Cantwell

/s/ Tonia K. Cantwell

PLAT OF SURVEY OF:

Lot Two (2) in the Southwest Quarter of the Northeast Quarter
(SW 1/4 - NE 1/4) and Lot Three (3) in the Northwest Quarter of the
Northeast Quarter (NW 1/4 - NE 1/4) of Section Thirty-six (36), Township
Ninety-two (92) North, Range Six (6) West of the Fifth Principal Meridian,
Clayton County, Iowa, containing 12.05 acres and 0.97 acres, respectively,
more or less. The exterior boundary is more particularly described by metes
and bounds as follows:

Commencing at the Center of Section 36, Township 92 North,
Range 6 West of the 5th P.M.; thence N 00°-15'-56" W, 660.52 feet along the
west line of the NE 1/4 of said Section 36; thence S 88°-57'-27" E, 268.20
feet to the Point of Beginning; thence S 88°-57'-27" E, 1054.31 feet;
thence N 00°-13'-48" W, 201.37 feet along the east line of the SW 1/4 - NE
1/4 of said Section 36; thence N 44°-27'-57" W, 363.14 feet; thence N 02°-
22'-25" W, 220.16 feet; thence N 86°-20'-15" W, 272.00 feet; thence N 63°-
08'-15" W, 366.30 feet; thence S 05°-33'-09" W, 204.62 feet; thence S 22°-
23'-28" E, 138.83 feet; thence S 23°-41'-15" W, 559.31 feet to the Point of
Beginning. Said described parcel contains a total of 13.02 acres, more or
less. The west line of the NE 1/4 of Section 36, T92N, R6W is assumed to
bear N 00°-15'-56" W.

(SEE PLAT ON FOLLOWING PAGE)

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The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) except Lots One (1), Two (2) and Lot Three (3) thereof and except Commencing at the North quarter corner of said Section Thirty-six (36), thence East 291.2 feet, thence South 32°-14' West 457.15 feet to the point of beginning, thence South 69°-38' East 572.0 feet, thence South 20°-56' East 208.0 feet, thence South 35°-51' East 358.7 feet, thence South 52°-58' East 195.4 feet, thence South 32°-33' East 130.4 feet, thence North 87°-38' West 272.0 feet, thence North 64°-26' West 366.3 feet, thence North 74°-26' West 523.9 feet, thence North 76°-26' West 289.0 feet, thence North 32°-14' East 634.0 feet to the point of beginning;

The North one-half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), except Lot One (1) and Lot Two (2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4);

All in Section Thirty-six (36), Township Ninety-two (92) North, Range Six (6), West of the 5th P.M., in Clayton County, Iowa; except land conveyed to the State of Iowa for Highway purposes.

And other real estate.

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

-69-
PLAT

Subdivision Plat of Shamrock Valley Subdivision being a part of Lot 2 of Lot 1, Lot 3 of Lot 1, Part of Lot 1 of Lot 3 of Lot 2, and part of Lot 5 of Lot 2 in the SE 1/4 of the SE 1/4 of Section 25; and part of Lot 1 in the NE 1/4 of the NE 1/4 of Section 36; all in Township 92 North, Range 6 West of the 5th P.M.

Filed September 20, 2022
Book 50, Plats, Page 14
Instrument No. 2022R03476
Filed September 20, 2022, in
Auditor's Office

CERTIFICATE OF SURVEY: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

/s/ Roger R. Mohn

Date April 20, 2021

Roger R. Mohn

License Number 10165

My license renewal date is December 31, 2022

I, John Cantwell, authorized representative of Shamrock Valley Properties LLC, of Clayton County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my free consent and in accordance with my desire.

/s/ John Cantwell

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SUBDIVISION PLAT OF SHAMROCK VALLEY SUBDIVISION:

Shamrock Valley Subdivision being all of Lot Two (2) of Lot One (1), all of Lot Three (3) of Lot One (1), part of Lot One (1) of Lot Three (3) of Lot Two (2), and part of Lot Five (5) of Lot Two (2) in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section Twenty-five (25); and part of Lot One (1) in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section Thirty-six (36); all in Township Ninety-two (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa containing a total of 11.39 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Section 25, Township 92 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence S 01°-39'-20" E, 370.14 feet along the east line of the NE 1/4 of Section 36, T92N, R6W, the P.M.; thence N 43°-35'-50" W, 259.86 feet; thence N 38°-17'-17" W, 289.80 feet; thence N 20°-39'-38" W, 133.41 feet; thence N 12°-33'-15" W, 271.51 feet; thence N 01°-47'-07" E, 339.53 feet; thence S 71°-41'-07" W, 263.15 feet; thence N 01°-26'-37" W, 229.64 feet; thence N 89°-22'-51" E, 685.71 feet; thence S 00°-51'-11" E, 929.15 feet along the east line of the SE 1/4 of said Section 25 to the Point of Beginning. Said described parcel contains Lot One (1) containing 11.39 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

A Twenty (20) Foot Wide Easement for Ingress and Egress:

A Twenty (20) foot wide easement for ingress and egress located in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section Twenty-five (25), Township Ninety-two (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa. The centerline of said easement is more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 25, Township 92 North, Range 6 West of the 5th P.M.; thence S 00°-51'-11" E, 1714.21 feet along the east line of the SE 1/4 of said Section 25; thence S 89°-22'-51" W, 685.71 feet; thence S 01°-26'-37" E, 229.64 feet; thence N 71°-41'-07" E, 10.45 feet to the Point of Beginning; thence S 01°-26'-37" E, 13.03 feet; thence S 88°-33'-21" W, 577.80 feet; thence N 88°-59'-52" W, 204.44 feet to a point on the easterly right-of-way line of Iowa Highway No. 13 which is the Endpoint of said easement. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

CERTIFICATE OF TREASURER:

I, the undersigned, Linda Zuercher, state that I am the Clayton County Treasurer and have examined the records in our office for the lands legally described as follows:

All of Lot 2 of Lot 1, all of Lot 3 of Lot 1, part of Lot 1 of Lot 3 of Lot 2 and part of Lot 5 of Lot 2 in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section 25 and part of Lot 1 in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section 36; All in Township 92 North, Range 6 West of the Fifth Principal Meridian, Clayton County, Iowa.

and pursuant to Iowa Code section 354.11, the property is free from delinquent taxes and certified special assessments.

Dated: 7-25-2022

/s/ Linda Zuercher
Linda Zuercher
Clayton County Treasurer

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APPROVAL OF SUBDIVISION PLAT NAME BY CLAYTON COUNTY AUDITOR

Date 7/25/2022

The Clayton County Auditor's Office has reviewed the subdivision plat of:

Shamrock Valley Subdivision containing Lot One thereof and being a subdivision of all of Lot 2 of Lot 1, all of Lot 3 of Lot 1, part of Lot 1 of Lot 3 of Lot 2 and part of Lot 5 of Lot 2 in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section 25 and part of Lot 1 in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section 36; All in Township 92 North, Range 6 West of the Fifth Principal Meridian, Clayton County, Iowa.

Pursuant to Iowa Code Section 354.6(2) and Section 354.11(6), we approve the subdivision name and title and have no objections to this subdivision plat being recorded.

Signed /s/ Jennifer Garms
Clayton County Auditor

TITLE OPINION executed by Patrick B. Dillon, Attorney at Law, states that the marketable record title is in Shamrock Valley Properties, LLC, subject to the following:

Highway Easement. At Entry no. 6 appears an Easement to State of Iowa filed January 29, 1929, in Book 1, Ease., Page 13 of the records of the Clayton County Recorder conveying 3.42 acres more of less for highway purposes.

Highway Easement. At Entry no. 13 appears an Easement to State of Iowa filed June 11, 1976, in Book 136, L.D., Pages 322-326 of the records of the Clayton County Recorder conveying 3.4 acres more of less for highway purposes.

RESOLUTION #28-2022
ACCEPTANCE OF MINOR SUBDIVISION PLAT OF
SHAMROCK VALLEY SUBDIVISION

Accepting the final plat of the Minor Subdivision Located in Lot Two (2) of Lot One (1), Lot Three (3) of Lot One (1), Part of Lot One (1) of Lot Three (3) of Lot Two (2), and Part of Lot Five (5) of Lot Two (2) in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section Twenty-Five (25); and part of Lot One (1) in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section Thirty-Six (36); all in Township Ninety-Two (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa,

WHEREAS, there has been submitted to the Board of Supervisors of Clayton County, Iowa, a plat of real property hereinafter designated as a Minor Subdivision Located in Lot Two (2) of Lot One (1), Lot Three (3) of Lot One (1), Part of Lot One (1) of Lot Three (3) of Lot Two (2), and Part of Lot Five (5) of Lot Two (2) in the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section Twenty-Five (25); and part of Lot One (1) in the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section Thirty-Six (36); all in Township Ninety-Two (92) North, Range Six (6) West of the Fifth Principal Meridian, Clayton County, Iowa,

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WARRANTY DEED

Dwight C. Hettinger and Karen
A. Hettinger, husband and wife
to
Roger J. Larson and Gayle L.
Larson, husband and wife, as
Joint Tenants with Full Rights
of Survivorship, and not as
Tenants in Common

Dated September 26, 2004
Filed October 4, 2004
Consideration \$1.00 & other
Revenue Stamps affixed \$231.20
Instrument No. 2004-3509

CONVEYS: Lot 1 of Lot 1 in the Southeast Quarter of the
Southeast Quarter and Lot 2 of Lot 2 in the Southeast Quarter of the
Southeast Quarter of Section 25, Township 92 North, Range 6 West of the 5th
P.M., in Clayton County, Iowa, according to the Plat recorded in Book 25,
Plats, Page 47.

(SHOWN FOR REFERENCE)

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ZONING AND FLOOD PLAIN

Notice is hereby given that the real estate herein abstracted,
may be subject to either County or City Zoning, and for National Flood
Insurance. Current status of the district must be determined by reference
to the records of the County Zoning Administrator, the City Clerk, or your
insurance agent.

ABSTRACTER'S COMMENT: Showing of the zoning classification and
the plat of the current Flood Boundaries and flood way are omitted, due to
the manner in which the records are kept and the changes and variances
granted by the County Zoning Commission, the City Council, and the United
States Department of Housing and Urban Development Federal Insurance
Administration.

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NOTICE OF FILING

On September 9, 1992, a Notice was recorded in Book 39, Misc.,
Page 639, stating that the Clayton Soil and Water Conservation District has
adopted a soil and water resource conservation plan which was approved by
the State Soil Conservation Committee and signed by the director of the
Division of Soil Conservation on June 25, 1991. The plan is available for
inspection during normal business hours, Monday - Friday, 8:00 a.m. - 4:00
p.m., at the district office located at 117 Gunder Road Northeast, Elkader,
Iowa. This notice is given pursuant to the requirements of Iowa Code
Section 467A.7(20)(b)(1991), and House File 2112, 74th G.A., 2nd Sess.,
Section 1 (Iowa 1992), or as subsequently amended.