

Legal Description

HILLCREST PROPERTY

The West Half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Seven (7); The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Seven (7); the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Eighteen (18); excepting therefrom that part lying West of the public road, said exception being described as commencing at the Southwest corner of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), and running thence North 868 feet along the West line of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) to the point of intersection between said West line and the West right-of-way line of the public road, thence Southeasterly 915 feet, along said West right-of-way, to a point on the South line of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼), 170 feet East to the point of beginning, thence West 170 feet, along said South line, to the point of beginning and containing 1.69 acres, more or less; Also excepting therefrom a right-of-way described as a strip of land 25 feet wide through the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 18, commencing where the established road intersects with the West line of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), and running thence South 483.12 feet (7.32 chains), thence South 48.5°, East 100.98 feet (1.53 chains), thence South 27° East 132 feet (2 chains), thence South 15° West 421.08 feet (6.38 chains), to the South line of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼); and leaving 38.31 acres, more or less; Also excepting therefrom part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Seven (7) and part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Eighteen (18), all in Township Sixty-Seven (67) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa, more particularly described as follows: Beginning at a point 1056.22 feet South and 388.54 feet West of a corner stone denoting the Northeast corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 7, thence South 13° 23' West 363.43 feet, thence North 89° 32' West 292.50 feet, thence South 74° 46' West 574.79 feet, thence North 0° 06' West 565.77 feet, thence South 86° 6' East 935.16 feet to the point of beginning, containing 10.47 acres; Also excepting therefrom a tract of land located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), a part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), a part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), and a part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 7, Township 67 North, Range 5 West of the 5th P.M., in Lee County, Iowa, and more particularly described as commencing at a stone marking the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 7; thence South 68° 58' West for 165.90 feet; thence South 71° 50' West for 398.18 feet; thence North 42° 58' West for 256.35 feet to the South line of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of said Section 7; thence North 89° 41' West for 612.89 feet to a stone marking the Southwest corner of the Northeast ¼ of the Southwest ¼ of said Section 7; thence North

0° 06' West for 1,340.86 feet; thence South 88° 58' East for 1,323.40 feet to the East line of the Northeast ¼ of the Southwest ¼ of said Section 7; thence South 88° 58' East for 75 feet; thence due South for 662.80 feet; thence due West for 65.32 feet; thence South 0° 50 ½' West for 660.12 feet to the point of beginning and containing 41.58 acres. Also a strip of land 33 feet by 1,323.40 feet in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 7 abutting the North line of the above described property, and a strip 33 feet by 660.12 feet in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) abutting the East line of the above described property North of the stone marking the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 7. The North One Hundred Twenty-Eight (128) acres of the Northeast Quarter (NE ¼) of Section Eighteen (18) (except a square tract of six (6) acres out of the Northwest corner of said 128 acre tract and except the Northeast Quarter of the Northeast Quarter of said Section 18), leaving a balance of Eighty-Two (82) acres, more or less; A part of the Northwest Quarter (NW ¼) of Section Seventeen (17) described as commencing at the Northwest corner of said Northwest Quarter (NW ¼) of Section 17; thence South Twenty (20) feet; thence East Thirty-Three (33) rods to the public road; thence North along said road to the North line of said Northwest Quarter of Section Seventeen (17) thence West to the place of beginning and a part of said Section Seventeen (17) described as commencing at a point Eight (8) rods Twenty(20) feet South of the Northwest corner of Northwest Quarter (NW ¼) of Section 17; thence North Eight (8) rods; thence East Four (4) rods; thence Southwesterly Eight (8) rods Ten (10) feet to place of beginning, all in Township Sixty-Seven (67), Range Five (5), Lee County, Iowa. The South Thirty-Two (32) acres of the Northeast Quarter (NE ¼) of Section Eighteen (18); and the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Eighteen (18); all in Township Sixty-Seven (67) North, Range Five (5) West of the Fifth Principal Meridian, Lee County, Iowa. Also the Northwest corner part of the Northeast Quarter of Section Eighteen (18), Township Sixty-Seven (67) North, Range Five (5) West of the 5th P.M., in Lee County, Iowa, described as commencing at the Northwest corner of said Northeast Quarter of Section 18 and running thence East 511 feet, thence South 511 feet, thence West 511 feet, to the West line of the Northeast Quarter of said Section 18, thence North 511 feet on said West line to the point of beginning and containing 6 acres, more or less.