

Abstract of Title

To the following described lands situated in the County of Crawford and State of Iowa, to-wit:

LOT ONE (1) OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$)
OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE THIRTY-NINE (39),
WEST OF THE FIFTH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, IOWA.

KENNETH N. KAHL



2230 V Avenue
Dow City, Iowa 51528

Crawford County
Abstract Co.

100 years
established 1912

No. 9191

ABSTRACT OF TITLE

TO REAL ESTATE DESCRIBED AS:

**LOT ONE (1) OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¹/₄ SW¹/₄)
OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE THIRTY-NINE (39),
WEST OF THE FIFTH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, IOWA.**

No. 1 **NOTICE IS HEREBY GIVEN** that this Abstract is prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa, Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association. All matters of record prior to the date of the recording of the root of title are omitted herefrom except:

1. Plats and surveys
 2. Easements
 3. Party wall and other boundary line agreements
 4. Unexpired recorded leases
-

No. 2 **WARRANTY DEED \$1.00 AND OVC**

Herman Kahl, also known as Herman Kahl, Sr., and wife, Hattie Kahl

to

Herman Kahl, Sr., and wife, Hattie Kahl

Dated January 10, 1967

Filed January 23, 1967 in Book 68, Page 301

CONVEYS real estate described in caption hereof and other real estate.



No. 3 ZONING ORDINANCE

Crawford County, Iowa

to

The Public

Passed May 20, 1976 by the Board of Supervisors
Filed May 20, 1976

Zoning map is on record in the office of the County Auditor. Real estate herein abstracted is subject to County Zoning. Current Status of district must be determined by reference to the records of the Zoning Administrator.

No. 4 STATEMENT AND NOTICE

Crawford County Soil Conservation District, by Chairman

to

The Public

Dated April 16, 1981
Filed April 20, 1981 as Instrument #81-845

STATES that certain real estate in Crawford County, Iowa, may be subject to the soil conservation practice refund provided for in Chapter 467A.7(16), Code of Iowa, as amended by Laws of the 68th G.A., 1980 Sess., ch. 1153. §3. Does not describe any real estate.

No. 5 WARRANTY DEED \$1.00 AND OVC

Herman Kahl, Sr., and wife, Hattie Kahl

to

Hattie Kahl

Dated January 5, 1982
Filed January 5, 1982 as Instrument #82-23

CONVEYS real estate described in caption hereof and other real estate.



**No. 6 IN THE IOWA DISTRICT COURT FOR CRAWFORD COUNTY: PROBATE CASE #11815
IN THE MATTER OF THE ESTATE OF HERMAN KAHL, DECEASED**

Herman Kahl died on September 15, 1984, testate, domiciled in Crawford County, Iowa, survived by his spouse, Hattie Kahl.

SCHEDULE G lists real estate described in caption hereof and other real estate transferred to Hattie Kahl, surviving spouse, on January 5, 1982.

AFFIDAVIT of R. L. Bendixon, M.D. attached to inventory states that he is the family physician of Herman Kahl, Sr. and for a period of approximately eight years examined him on a regular basis. Further states that his medical records show that in January of 1982, Mr. Kahl's health was good and there was no indication of any illness or other physical ailments which would cause Mr. Kahl to have any reason to believe that he should not live for many years in the future. Further states that the illness that resulted in his death began only two or three months before his death.

**No. 7 IN THE IOWA DISTRICT COURT FOR CRAWFORD COUNTY: PROBATE CASE #12937
IN THE MATTER OF THE ESTATE OF HATTIE KAHL, DECEASED**

Hattie Kahl died on October 9, 1990, testate, domiciled in Crawford County, Iowa, with no surviving spouse.

WILL admitted to probate provides as follows:

4. Subject to the foregoing, I hereby give, will, devise and bequeath a life estate to my husband, Herman Kahl, in all of the real estate which I may own at the time of my death for his use and benefit during his lifetime, he to have, collect and use the rents, profits and income thereof. I hereby give, will, devise and bequeath the remainder interest in real estate described in caption hereof and other real estate.
5. Subject to the foregoing, I hereby give, will, devise and bequeath all of the rest, residue and remainder of my property, both real and personal and wherever situated, to my husband, Herman Kahl, said property to be his absolutely.
6. Subject to the foregoing and in the event that my husband, Herman Kahl, predeceases me or dies simultaneously with me, I hereby make the following specific bequests:
 - A. The remainder interest in real estate described in caption hereof to Dorothy Hulsebus of Dow City, Iowa.

INVENTORY filed January 22, 1991 lists real estate described in caption hereof and other real estate.

ORDER APPROVING FINAL REPORT filed August 27, 1991 approving final report and closing estate.



No. 8 CHANGE OF TITLE

In the Matter of the Estate of Hattie Kahl, deceased, Probate No. ESPR012937
Iowa District Court for Crawford County, by Clerk (Seal)

to

The Public

Dated August 27, 1991
Filed August 28, 1991 as Instrument #91-2063

CERTIFIES title to the real estate described in caption hereof and other real estate has been changed and established in Dorothy Hulsebus.

No. 9 REAL ESTATE CONTRACT \$50,800.00

Dorothy I. Hulsebus, an unremarried widow

to

Kenneth V. Kahl and Edith K. Kahl, husband and wife

Dated January 31, 1992
Filed January 31, 1992 as Instrument #92-0206

CONVEYS real estate described in caption hereof and other real estate.

No. 10 SOIL CONSERVATION PLAN

Crawford County Soil and Water Conservation District

to

The Public

Dated June 25, 1991
Filed August 10, 1992 as Instrument #92-2051

States, in part, that the Crawford County 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. This notice is given pursuant



Continuation of Entry No. 10

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. Does not describe any real estate.

No. 11 WARRANTY DEED \$50,800.00

Dorathy I. Hulsebus, an unremarried widow

to

Kenneth V. Kahl and Edith K. Kahl, husband and wife

Dated January 31, 1992

Filed April 13, 2000 as Instrument #2000-0927

CONVEYS real estate described in caption hereof and other real estate.

Deed states, "This deed is given in satisfaction of a certain Real Estate Contract executed by the above-named parties dated January 31, 1992, and recorded in the Office of the Recorder of Crawford County, Iowa, on January 31, 1992 as Document #92-0206" (Entry No. 9).

**No. 12 IN THE IOWA DISTRICT COURT FOR CRAWFORD COUNTY: PROBATE CASE #13983
IN THE MATTER OF THE ESTATE OF KENNETH V. KAHL, DECEASED**

Kenneth V. Kahl died on January 25, 1998, testate, domiciled in Crawford County, Iowa, survived by his spouse, Edith K. Kahl.

WILL admitted to probate provides on February 17, 1998 as follows:

2. Subject to the foregoing, I hereby give, will, devise and bequeath all of my property, both real and personal and wherever situated, unto my wife, Edith K. Kahl, said property to be hers absolutely.

4. I hereby grant unto my executor the power to sell and convert into money any and all of my real or personal property on such terms and conditions that my executor may deem advisable without the necessity of appraisal, bond, order of court or notice to any person.

INVENTORY filed June 9, 1998 states that no Federal Estate Tax Return will be filed, that children were born to decedent after execution of the Will, and that decedent left a surviving spouse, and shows beneficiaries as follows:

Edith K. Kahl, age 45 (Spouse)

Aaron Kahl, age 19 (Son)



Continuation of Entry No. 12

Kenneth Kahl, Jr., age 15 (Son)

Schedule A lists an undivided one-half interest in real estate described in caption hereof and other real estate.

ORDER APPROVING FINAL REPORT filed November 2, 1998 approving final report, closing estate, and ordering that the Clerk of this court certify change of title to real estate described in caption hereof and other real estate to Edith K. Kahl.

No. 13 CHANGE OF TITLE

In the Matter of the Estate of Kenneth V. Kahl, deceased, Probate No. ESPR013983
Iowa District Court for Crawford County, by Clerk (Seal)

to

The Auditor of Crawford County, Iowa

Dated November 3, 1998
Filed November 4, 1998 as Instrument #98-3237

CERTIFIES title to an undivided 50 percent interest in the real estate described in caption hereof and other real estate has been changed and established in Edith K. Kahl.

No. 14 PLAT OF SURVEY

J.E. Spangenberg, PLS

to

The Public

Dated September 17, 2008
Filed September 18, 2008 as Instrument #2008-2645

CERTIFIES this land surveying document was prepared and the related surveying work was performed under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Describes real estate described in caption hereof (See copy attached as "Exhibit A").



No. 15 WARRANTY DEED \$0.00

Edith K. Kahl, a single person

to

Kenneth N. Kahl

Dated December 22, 2008

Filed December 24, 2008 as Instrument #2008-3248

CONVEYS real estate described in caption hereof.

No. 16 OPEN-END REAL ESTATE MORTGAGE \$64,000.00

Kenneth N. Kahl, as a single person

to

United Bank of Iowa

Dated June 18, 2009

Filed June 22, 2009 as Instrument #2009-1677

ENCUMBERS real estate described in caption hereof.

Secures credit in the amount of \$64,000.00, evidenced by a Promissory Note in the amount of \$64,000.00 dated June 18, 2009.

No. 17 MORTGAGE \$64,000.00

Kenneth N. Kahl, as a single person

to

United Bank of Iowa

Dated July 30, 2010

Filed July 30, 2010 as Instrument #2010-1599

ENCUMBERS real estate described in caption hereof.

Secures payment of \$64,000.00 evidenced by promissory note which provides for regular Periodic Payments to pay the debt in full not later than August 1, 2040.



Continuation of Entry No. 17

Contains Due on Sale or Encumbrance clause.

Contains Acceleration clause.

Homestead Exemption Waiver is signed by Kenneth N. Kahl, dated July 30, 2010.

States in event of foreclosure, redemption period shall conform to the provisions of Section 628.26 and 628.27 of the Code of Iowa.

No. 18 RELEASE OF REAL ESTATE MORTGAGE

United Bank of Iowa, by President & CEO and by SR. V.P./Retail Banking (Seal)

to

Kenneth N. Kahl, as a single person

Dated August 3, 2010

Filed August 5, 2010 as Instrument #2010-1640

RELEASES Mortgage recorded as Instrument #2009-1677 (Entry No. 16).

No. 19 UCC FINANCING STATEMENT

Kenneth N. Kahl

to

Harrison County REC

Filed August 30, 2010 as Instrument #2010-1782

COVERS three-ton heat pump H4H436GKC, air handler FVM4x3600A and 15 Kw heat unit, including but not limited to all attachments, accessories, and pertinent equipment and sale proceeds thereof located on real estate described in caption hereof.

No. 20 TAXES

Taxes are all paid, EXCEPT as hereinafter shown:

Real Estate: \$212.00 delinquent April 1, 2012

Personal: None

Special Assessments: None



CERTIFICATE

The undersigned hereby certifies that the foregoing constitutes a correct Abstract of Title to the following real estate:

REAL ESTATE DESCRIBED IN CAPTION HEREOF.

The abstract consists of entries numbered 1 through 20.

We have searched the public records of Crawford County, Iowa from the Original Entry to Root of Title as to the following matters:

1. Plats and surveys
2. Easements
3. Party wall and other boundary agreements
4. Unexpired recorded leases

We have searched the public records of Crawford County, Iowa from the Root of Title to March 14, 2012 at 8:00 A.M. as to all matters affecting title to real estate.

We have conducted personal lien searches for the following:

Edith K. Kahl to December 24, 2008
Kenneth N. Kahl

We have made every effort to deliver this Abstract of Title to its designated recipient expeditiously, with concise and accurate abstraction of the public records of Crawford County, Iowa.

Dated at Denison, Iowa, on March 14, 2012 at 8:00 A.M.

CRAWFORD COUNTY ABSTRACT COMPANY
Crawford County's *only* Certified Title Plant.

By: _____
Ken Kahl, Jr., Manager Title Guaranty No. 8120
Regional Vice President, Iowa Land Title Association



No. 9191

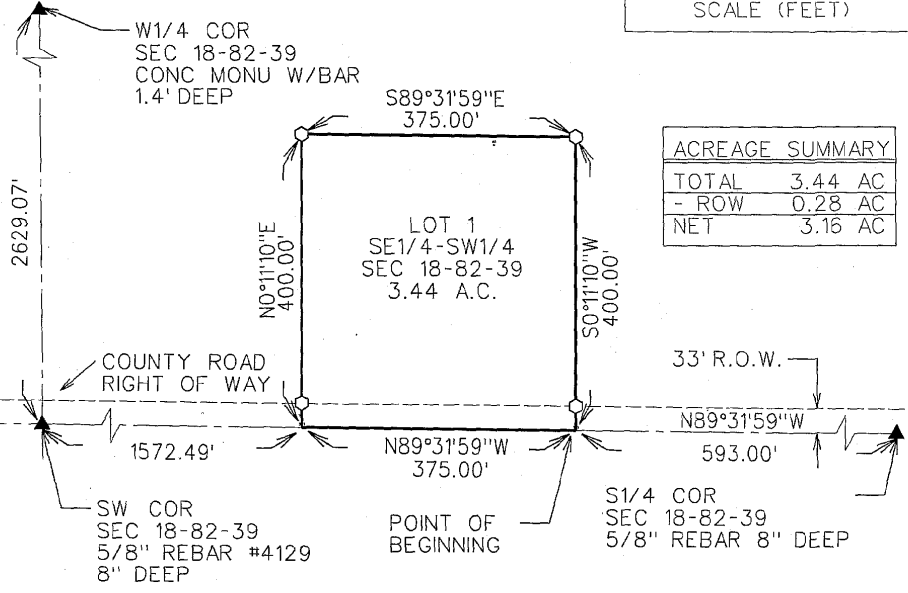
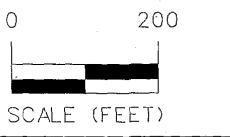
INDEXED mg/mc
 FOLLOW UP _____
 PROOFED _____
 SCANNED _____

Crawford County Recorder
 Denise Meeves
Fee Book 2008-2645
 09/18/2008 @10:34AM
 PLS SURVEY PLAT # Pages: 1
 Book: Page: \$7.00
 Total Fees:

Book 14 / Page 98

PREPARED BY: J.E. SPANGENBERG, SNYDER & ASSOCIATES, INC., 1800 WEST 22ND ST. SUITE 200, ATLANTIC, IA 50022 (712)243-6505
 RETURN TO: J.E. SPANGENBERG, SNYDER & ASSOCIATES, INC., 1800 WEST 22ND ST. SUITE 200, ATLANTIC, IA 50022 (712)243-6505

PLAT OF SURVEY



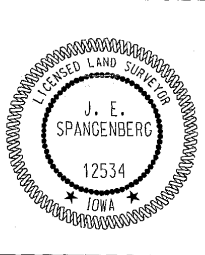
ACREAGE SUMMARY	
TOTAL	3.44 AC
- ROW	0.28 AC
NET	3.16 AC

LEGAL DESCRIPTION: LOT 1, SE1/4-SW1/4, SEC 18-82-39

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 82 NORTH, RANGE 39 WEST OF THE 5TH P.M., CRAWFORD COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SEC 18-82-39; THENCE N89°31'59"W, ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 18, A DISTANCE OF 593.00 FEET TO THE POINT OF BEGINNING; THENCE N89°31'59"W, ALONG SAID SOUTH LINE, 375.00 FEET; THENCE N0°11'10"E, 400.00 FEET; THENCE S89°31'59"E, 375.00 FEET; THENCE S0°11'10"W, 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.44 ACRES, INCLUDING COUNTY ROAD RIGHT OF WAY AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY: 7-17-08
 OWNER: KENNETH V. KAHL & EDITH K KAHL
 SURVEY REQ'D BY: KEN KAHL



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

J.E. Spangenberg 9-17-08
 J. E. Spangenberg, P.L.S. Date
 License Number 12534
 My License Renewal Date is December 31, 2008
 Pages or sheets covered by this seal:
 Sheet 1

LEGEND

Survey	Found	Set
Section Corner 1/2" Rebar, Orange Cap # 12534 (Unless Otherwise Noted)	▲	△
Section Line	●	○

KAHL SURVEY

PLAT OF SURVEY

CRAWFORD COUNTY, IOWA

SNYDER & ASSOCIATES
 Engineers and Planners

1800 WEST 22ND STREET - SUITE 200
 ATLANTIC, IA 50022 (712) 243-6505

SHEET	1 OF 1
PN:	1080679
FN:	A-
DATE:	09/04/08
TECH:	KJH

V:\print_driver\Back_Gray\sser_half.plt
 V:\PEN\DATE.TBL
 9/15/2008

D:\08.0679\CADD\PLATS\1080679.plt
 9/15/2008
 KJH