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Rec Amt \$17.00 Aud Amt \$25.00

INDX

ANNO

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DOV# 348

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$4600.00

WARRANTY DEED

Return to: KDB, LTD., 75246 Road 409, Farnam, NE 69029

Taxpayer: KDB, LTD., 75246 Road 409, Farnam, NE 69029

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273,

Phone: (515) 462-3731

For the consideration of \$1 Dollar(s) and other valuable consideration, Kenneth Bellamy and Doris Bellamy, Husband and Wife

KDB, LTD.

do hereby Convey to

the following described real estate in

Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). See attached description. (15) JBC

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on August 23, 2019

X Kenneth Bellamy
Kenneth Bellamy (Grantor)

X Doris Bellamy
Doris Bellamy (Grantor)

STATE OF NEBRASKA, COUNTY OF Dawson

This record was acknowledged before me on August 23, 2019, by Kenneth Bellamy and Doris Bellamy

State of Nebraska - General Notary
GINGERA CRAIG
My Commission Expires
October 15, 2021

Ginger A. Craig
Signature of Notary Public

The Northwest Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 184.21 feet lying North of the right-of-way of the Chicago, Rock Island and Pacific Railroad Company;

AND

The North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the public highway running East and West through said tract (now known as Court Avenue);

AND

The East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Bellamy Addition Plat No. 3 located therein;

AND

The Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the public highway running East and West through said tract (now known as Court Avenue); EXCEPT that part of Parcel "K" located therein, as shown in Amended Plat of Survey filed in Book 2008, Page 1101 on April 4, 2008, in the Office of the Recorder of Madison County, Iowa;

AND

A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), thence North 258 feet, thence West 150 feet, thence South 254 feet, thence East 150 feet to the point of beginning.

AND

The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed for highway purposes, as shown in Warranty Deed recorded in Deed Record 104, Page 140 in the Office of the Recorder of Madison County, Iowa; AND the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the North 30

rods of the East 16 rods of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26); AND EXCEPT that part thereof conveyed for highway purposes, as shown in Warranty Deed recorded in Deed Record 104, Page 351 in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "D" located in the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section, Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 59.26 acres, as shown in Plat of Survey filed in Book 2018, Page 3736 on November 16, 2018, in the Office of the Recorder of Madison County, Iowa.