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Date 11/08/2012 Time 9:13 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCANLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Mark C. Grossman Living Trust, 504 Vintage Point, Waukee, IA 50263

**WARRANTY DEED**For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Mark C. Grossman and Lynne M. Grossmando hereby
Convey to Mark C. Grossman, Trustee of the Mark C. Grossman Living Trust dated December 27,
2011 thefollowing described real estate in Madison County, Iowa:
See Legal Description Attached

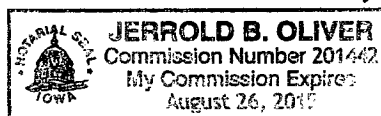
This deed is exempt according to Iowa Code 428A.2(21).

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.

Mark C. Grossman (Grantor)Dated: 11-1-12

Lynne M. Grossman (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on Nov 1, 2012, by Mark C.
Grossman and Lynne M. Grossman
Jerrold B. Oliver, Notary Public

(This form of acknowledgment for individual grantor(s) only)

The Northwest Quarter of the Southwest Quarter of Section 23, in Township 76 North, of Range 28 West of the 5th P.M., except a tract described as follows: Commencing at the Northeast corner of said Forty-Acre Tract, thence West along the North line thereof 123.16 feet, thence Southeasterly 447.54 feet to a point on the East line thereof 430.68 feet South of the place of beginning, thence North along the East line thereof 430.68 feet to the place of beginning, conveyed to Chicago. Rock Island and Pacific Railroad Company.

EXCEPT

Parcel "C", located in the Northwest Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 573.69 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23 to the Point of Beginning; thence North 90°00'00" East, 495.01 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 0°00'00" West, 264.00 feet; thence South 90°00'00" West, 495.01 feet; thence North 0°00'00" East, 264.00 feet to the Point of Beginning. Said Parcel contains 3.000 acres, including 0.375 acres of County Road right-of-way