



Document 2012 3369

Book 2012 Page 3369 Type 03 001 Pages 2

Date 11/08/2012 Time 9:14 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEKLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA©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

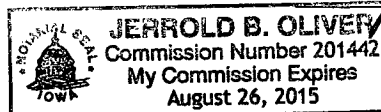
Taxpayer: Mark C. Grossman Living Trust, 504 Vintage Point, Waukee, IA 50263

**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: Nov 1, 2012

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

, Notary Public

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

The West Half of the Northwest Quarter ($W\frac{1}{2}NW\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described parcel:

That part of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, particularly described as Beginning at the northwest corner of the Northwest Quarter ($NW\frac{1}{4}$) of said Section 23; thence on an assumed bearing of South $89^{\circ}49'50''$ East along the north line of said Northwest Quarter ($NW\frac{1}{4}$) a distance of 416.20 feet; thence South $16^{\circ}46'11''$ East 1609.29 feet; thence North $88^{\circ}51'02''$ West 885.94 feet to the west line of the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$) of said Section Twenty-three (23); thence North $00^{\circ}11'49''$ East along said West line a distance of 206.80 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of said Section 23; thence continuing North $00^{\circ}11'49''$ East along the west line of the Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of said Section 23 a distance of 1317.52 feet to the northwest corner of the Northwest Quarter ($NW\frac{1}{4}$) of said Section 23 and the point of beginning.