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INDEX
ANNO
SCAN
CHECKLISA 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: Lynne M. 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. Grossman, Husband and Wifedo hereby
Convey to Lynne M. Grossman, Trustee of the Lynne M. Grossman Living Trust dated December 27,
2011 thefollowing described real estate in Madison County, Iowa:
See Legal Description Attached

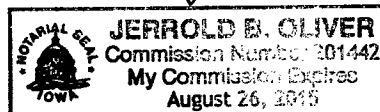
This deed is exempt according to Iowa Code 428A.2(21).

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 12, 2012 by Mark C.
Grossman and Lynne M. Grossman

, Notary Public

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

The Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and all that part of the North Fractional Half (N Fr. $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying and being North and West of the center of the channel of Middle River and the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) (except therefrom all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying and being South and East of the center of the channel of Middle River, and also except a tract commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and running thence East on the South line thereof to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence North 28 rods, thence West 75 rods, thence North 2° East 4 rods, thence North 75° West 5 rods thence North 88° West 19.95 chains, thence South 2° West 8.84 chains to the place of beginning) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.; and the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-three (33), and all that part of the West three-fourths (W $\frac{3}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the North 18 Acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying North and West of the center of the channel of Middle River, in Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.; and a tract of real estate described as follows, to-wit: Commencing at the Northwest Corner of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-four (34), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence due South 2 chains, thence West 11° South 11 chains, thence South 35° West 4.60 chains, thence West 7° North 7.60 chains, thence West 35° South 6 chains, thence West 1° South 4 chains, thence North 28° West 3.70 chains, thence West 3° South 12.30 chains to the West line of the East one-fourth (E $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Thirty-four (34), thence South along said West line 7.50 chains to the center of the main channel of Middle River, thence following the center of the main channel of Middle River easterly to the point where the main channel of Middle River crosses the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of section Thirty-five (35) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence Westerly along the half-section line of Sections Thirty-five (35) and Thirty-four (34) to the point of beginning, Madison County, Iowa

EXCEPT THE FOLLOWING-DESCRIBED TRACT:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, lying South of a Madison County Highway centerline, exclusive of existing highway right of way and except that part of the said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying south of the natural channel of Middle River. Said highway centerline described as follows:

Commencing at the Southwest corner of Northeast Quarter (NE $\frac{1}{4}$) of said Section Four (4); thence on an assumed bearing of North 00°00'00" East 549.66 feet to the centerline of said highway; thence South 88°38'24" East along said centerline 328.75 feet; thence South 86°50'32" East 566.03 feet along said centerline to the beginning of a nontangential curve; thence southeasterly along said centerline and curve concave to the south 463.02 feet, chord bearing South 70°11'15" East, radius of 716.20 feet and central angle of 37°02'30" to the point of termination of said centerline.

AND EXCEPT

Parcel "A" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West, in the Northwest Quarter (¼) of the Northeast Quarter (¼) and in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Four (4), Township Seventy-Five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the South Quarter corner of Section 33, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section 33, North 00°00'00" East 563.70 feet; thence North 84°05'49" East 668.57 feet; thence South 28°45'26" West 947.92 feet; thence South 50°32'15" West 725.06 feet; thence North 89°57'35" West 975.63 feet to the West line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section 4, T75N, R27W; thence, along said West line, North 01°58'53" East 660.00 feet to the Northwest corner of said Northeast Quarter (¼) of the Northwest Quarter (¼); thence South 89°57'35" East 1303.61 feet to the Point of Beginning. Said Parcel "A" contains 26.974 acres. Ingress-Egress Easement Description: A fifty feet (50') wide ingress-egress easement located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section 33 in Township 76 North, Range 27 West and in the Northwest Quarter (¼) of the Northeast Quarter (¼) and in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section 4, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, said fifty feet (50') wide easement lies 25' on both sides of the following described centerline: Commencing at the Northwest Quarter (¼) of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section 33, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼), South 00°00'00" West 743.65 feet; thence North 84°05'49" East 679.42 feet; thence South 71°19'47" East 16.32 feet to the Point of Beginning of the Centerline of a 50' wide ingress-egress easement thence, along said centerline, South 28°45'26" West 961.76 feet; thence South 50°32'15" West 1722.82 feet; thence South 19°24'21" West 728.93 feet to the centerline of county road and the terminus of said easement; AND Parcel "B" located in the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Four (4), Township Seventy-Five (75), Range Twenty-seven (27), West of the 5th P.M. Madison County, Iowa more particularly described as follows: Commencing at the Northwest Corner of the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of Section 4, Township Seventy-Five (75), Range Twenty-seven (27), West of the 5th P.M. Madison County, Iowa; thence South 1°58'53" West along the West line of the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section 4, 659.92 feet to the Point of Beginning; thence South 89°57'35" East, 975.63 feet to a point on the West line of a 50-foot wide Ingress-Egress Easement; Thence South 50°32'15" West along the West edge of said Easement, 657.52 feet; thence North 89°57'35" West 482.47 feet to a point on the West line of the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section 4; thence North 1°58'53" East along the West line of the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section 4, 418.50 feet to the Point of Beginning. Said Parcel Contains 7.000 acres.

AND

Parcel "B" located in the Southwest Quarter of the Southeast Quarter of Section 33, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of the SW ¼ of the SE ¼ of Section 33, T76N, R27W of the 5th P.M., Madison County, Iowa; thence, along the North line of said SW ¼ of the SE ¼, North 89°22'09" East 559.86 feet; thence South 00°46'05" West 386.56 feet; thence North 90°00'00" East 478.96 feet; thence South 02°01'44" West 324.19 feet; thence North 86°11'16" West 319.33 feet; thence North 71°19'47" West 29.22 feet; thence South 84°05'49" West 679.42 feet to the West line of said SW ¼ of the SE ¼, thence, along said West line, North 00°00'00" East 743.65 feet to the Point of Beginning. Said parcel contains 12.523 acres.