



Document 2012 3377

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Date 11/08/2012 Time 9:22 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

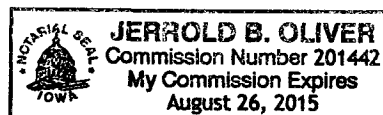
Taxpayer: Lynne M. Grossman Living Trust, 504 Vintage Point, Waukee, IA 50263

**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 1, 2012, by Mark C.
Grossman and Lynne M. Grossman
, Notary Public

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

EXHIBIT "A"

That part of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South of a Madison County Highway centerline, exclusive of existing highway right of way, Excepting therefrom all that part of the Southwest Quarter (¼) of the Northeast Quarter (¼) lying and being South of the natural channel of the Middle River, and also Except that part of the following described tract which is included in said Southwest Quarter (¼) of the Northeast Quarter (¼): Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) and running thence East on the South line thereof to the Southeast corner of the Southwest Quarter (¼) of the Northeast Quarter (¼), 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, and also Except that part of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southwest corner of the Northwest Quarter (¼) of said Section Four (4); thence on an assumed bearing of North 90°00'00" East along the south line of said Northwest Quarter (¼) 2640.87 feet to the point of beginning; thence North 00°00'00" East 167.82 feet; thence North 90°00'00" East 118.88 feet; thence North 00°00'00" East 379.09 feet to the centerline of a Madison County Highway; thence South 88°38'24" East along said centerline 212.76 feet; thence South 00°00'00" East 550.15 feet to the centerline of Middle River; thence South 19°18'15" West along said centerline 601.63 feet; thence South 39°43'15" West along said centerline 207.64 feet; thence North 00°00'00" East 735.80 feet to the point of beginning. Said tract contains 6.45 acres, and is subject to a Madison County Easement over the northerly 0.16 acres thereof.

Said highway centerline is described as follows: Commencing at the Southwest corner of the Northeast Quarter (¼) of said Section Four (4); thence on an assumed bearing to the 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 non tangential 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 an central angle of 37°02'30" to the point of termination of said centerline. The South line of said Northeast Quarter (¼) is assumed to bear North 90°00'00" East.