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Book 2012 Page 3599 Type 03 001 Pages 3

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LISA 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. Grossman, Husband and Wife

do 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 MadisonThis 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"

Lots Five (5) and Six (6) and all that part of Lots Seven (7) and Eight (8) lying North of the public road, of the Irregular Survey of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34); and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) except 2 acres lying North and West of Middle River, and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of Middle River, in Section Thirty-five (35), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

EXHIBIT "A"

The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$); the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) except 15.54 acres out of the Northeast Corner thereof described as follows: Commencing at the Northeast Corner of said tract and running thence South Ten chains and Sixty links, thence North 75° West, 18 chains, thence North $32\frac{1}{2}^{\circ}$ West, 2 chains and 55 links, thence North, 41° West, 2 chains and 5 links, thence North 2 chains and 46 links, thence East 19 chains and 55 links to the place of beginning, and except a tract described as follows: Commencing at a point 19 rods and 14 feet South of the Northwest Corner of said 40-acre tract, thence East $11\frac{1}{4}$ rods to the center of the public highway as now used, thence in a Northwesterly direction in the center of and following the meanderings of the public highway to a point in the line first described and on the West line of Section Four (4) where the center of said highway crosses said line, thence South on said West line to the place of beginning, Except Parcel "F" in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter Corner of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South $01^{\circ}71'33''$ West 595.05 feet along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4); thence South $88^{\circ}48'27''$ East 568.25 feet; thence North $01^{\circ}11'33''$ East 507.87 feet; thence North $41^{\circ}44'17''$ East 73.56 feet; thence North $39^{\circ}33'41''$ East 46.51 feet; thence North $17^{\circ}47'29''$ East 236.70 feet; thence North $41^{\circ}30'40''$ East 211.85 feet; thence North $26^{\circ}12'10''$ East 350.93 feet to a point on the centerline of a county road; thence North $74^{\circ}04'49''$ West 738.84 feet along said centerline; thence 115.61 feet along a 300 foot radius curve concave Northerly with a 114.89 foot chord bearing North $63^{\circ}05'25''$ West; thence North $88^{\circ}26'11''$ West 173.61 feet to a point on the West line of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Four (4); thence South $01^{\circ}33'49''$ West to the Point of Beginning, containing 24.032 acres including 0.666 acres of County Road right-of-way; also a tract described as follows: Commencing at the Southwest Corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Four (4) and running thence East to the Southeast Corner thereof, thence East 5 rods, thence North, 2° East, 8 chains, thence North, 75° West, 5 chains, thence North, 88° West, 19.95 chains, thence South, 2° West, 8.84 chains to the place of beginning, excepting therefrom a tract described as: Commencing 20 rods West of the Southeast Corner of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and running thence East 25 rods, thence North, 2° East, 8 chains, thence North, 75° West, 5 chains, thence North, 88° West to a point directly North of the place of beginning, thence South to the place of beginning; also, the West Three-fourths ($\frac{3}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the Northwest diagonal half ($\frac{1}{2}$) of the West Three-fourths ($\frac{3}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); all of said land being in Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; said above described land being also described as all that part of the West $\frac{7}{8}$ of the West Half ($\frac{1}{2}$) of Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27), lying South of the center of the public highway as now located and traveled through and across said Section Four (4) and lying North and West of a line drawn from the Southwest Corner of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4) to a point 20 rods West of the Northeast Corner of said 40-acre tract, excepting, however, that portion thereof described as commencing at a point 19 rods and 14 feet South of the Northwest Corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section and running thence East $11\frac{1}{4}$ rods to the center of said public highway, thence in a Northwesterly direction in the center of and following the meanderings of said Public Highway to a point on the West line of said Section Four (4), where the center of said highway crosses said line, thence South on said West line to the place of beginning, said land being known as the "Walnut Grove Farm", containing in all 165 acres, more or less, Madison County, Iowa.