



Document 2012 3785

Book 2012 Page 3785 Type 03 001 Pages 3

Date 12/13/2012 Time 11:13 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$930.40

Rev Stamp# 378

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



Book 2012 Page 21344

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Date 11/27/2012 Time 8:43 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$2,404.00

Rev Stamp# 2328

Chad Airhart, Recorder

Dallas County IOWA

MTG

PCRFD

BKRF

ODD

D/C



WARRANTY DEED Recorder's Cover Sheet

Preparer Information:

Dean R. Nelson
115 E. First Street
P.O. Box 370
Earlham, Iowa 50072
515-758-2267

Taxpayer Information:

Return Address

William E. Bump
211 SW 7th St., P.O. Box 366
Stuart, Iowa 50250

Grantors:

Verne Crabbs
Elaine Crabbs

Grantees:

Brent Voss
Teresa Voss

Legal Description: See Page 2

Document or instrument number if applicable:

ENTERED UPON
TRANSFER BOOKS

NOV 27 2012

GENE KRUMM
AUDITOR



WARRANTY DEED

For the consideration of Two Million Eighty-five Thousand and 00/100 (\$2,085,000.00)

Dollar(s) and other valuable consideration,

VERNÉ CRABBS and ELAINE CRABBS, husband and wife

do hereby Convey to

BRENT VOSS and TERESA VOSS, husband and wife

the following described real estate in Madison and Dallas County, Iowa:

For legal description, please see Exhibit "A" attached hereto.

This Deed is given in fulfillment of a Real Estate Contract filed of record with the Madison County Recorder on June 11, 2008, in Book 2008, Page 1847 and with the Dallas County Recorder on June 11, 2008, in Book 2008, Page 8116; therefore, this transfer is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

STATE OF IOWA,
COUNTY OF MADISON

Dated: November 15th, 2012

This instrument was acknowledged before me on November 15th, 2012 by Verne Crabbs and Elaine Crabbs

Verne Crabbs (Grantor)

Elaine Crabbs
Elaine Crabbs (Grantor)

Diane G. Williamson
Diane G. Williamson, Notary Public

DIANE G. WILLIAMSON
COMMISSION NO. 72176
July 14, 2015

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

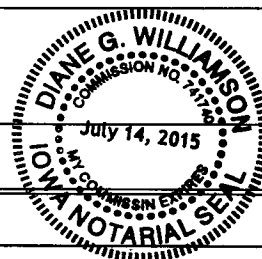


EXHIBIT "A"

Commencing at the Southeast corner of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., running thence West along the South side of said quarter section line a distance of 1166 feet to the Point of Beginning, thence North 571 feet, thence East 155 feet, thence North approximately 412 feet to the South line of the Chicago, Rock Island and Pacific Railroad right-of-way, thence Northwesterly along the South line of said Railroad right-of-way to the point where said South line crosses the West line of said East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), thence South along the West line of said East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) to the Southwest corner of said East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), thence East along the centerline of said Section Three (3) to point of beginning, EXCEPT Parcel "C" in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., as shown in the Plat of Survey filed in Rec. 2008, Page 738 on March 7, 2008 in the Madison County Recorder's Office, containing 3.00 acres including 0.35 acres of public roadway, and

All that part of the West Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the East Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, lying North of the right-of-way of the Chicago Rock Island & Pacific Railway Company across the same, and

The East One-half ($E\frac{1}{2}$) of Section Thirty-four (34), in Township Seventy-eight (78) North, Range Twenty-nine (29) West of the 5th P.M., Dallas County, Iowa, EXCEPT Interstate Route No. I-80 and EXCEPT the land sold to the State of Iowa in Book 442, on Page 579 AND EXCEPT Lot A NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 34-78-29.