



Document 2013 234

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

TITLE OF DOCUMENT:

WARRANTY DEED

DATE OF DOCUMENT:

DECEMBER 28, 2012

GRANTOR(S):

FRANCIS M. GORDON, TRUSTEE OR HIS
SUCCESSORS IN TRUST, UNDER THE
FRANCIS M. GORDON LIVING TRUST, DATED
DECEMBER 27, 2012

GRANTEE(S):

FRANCIS M. GORDON, TRUSTEE OF THE
FRANCIS M. GORDON TRUST, DATED
DECEMBER 27, 2012

MAILING ADDRESSES:

GRANTOR(S):

9622 LEE BLVD.
LEAWOOD, KS 66206

GRANTEE(S):

9622 LEE BLVD.
LEAWOOD, KS 66206

PREPARED BY: +
Return to:

LEWIS LAW OFFICE
700 N.E. LANGSFORD ROAD
LEE'S SUMMIT, MO 64063

TAXPAYER INFORMATION:

FRANCIS M. GORDON
9622 LEE BLVD.
LEAWOOD, KS. 66206

Address for return of document:

LEWIS LAW OFFICE, PC
700 N.E. LANGSFORD ROAD
LEE'S SUMMIT, MO 64063

WARRANTY DEED

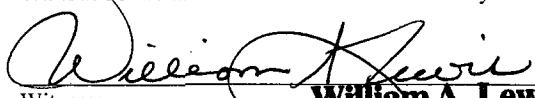
THIS DEED WITNESSTH that FRANCIS M. GORDON, a single person, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does by these presents Grant, Bargain and Sell, Convey and Confirm unto FRANCIS M. GORDON, trustee of the FRANCIS M. GORDON TRUST, DATED DECEMBER 27, 2012, and any amendments thereto ("Grantee") (mailing address of said first named grantee is 9622 Lee Blvd., Leawood, KS 66206), its successors and assigns, the following described land in Madison County, State of Iowa, to wit:

Southwest Quarter of the Southwest Quarter of Section 14, and the Northwest Quarter of the Northwest Quarter of Section 23, all in Township 76 North, Range 27, West of the Fifth P.M., Madison County, Iowa; **EXCEPT**, Commencing at the Northwest corner of Section 23, Township 76 North, Range 27, West of the Fifth P.M., thence S. 00°00' 571.80 feet along the west line of the Northwest Quarter of said Section 23 to the point of beginning. Thence N. 87°21'E. 218.27 feet, thence S. 03°48'E. 756.75 feet, thence S. 89°05'W. 268.22 feet along the South line of the Northwest Quarter of the Northwest Quarter of said Section 23, thence N. 00°00' 749.29 feet along the west line of the Northwest Quarter of said Section 23 to the point of beginning. Said parcel contains 4.2022 acres including 0.5592 acres of County Road Right of Way and is situated in the Northwest Quarter of the Northwest Quarter of Section 23, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa. In addition, Grantor conveys to Grantee a non-exclusive easement in a water well situated on the Southeast Quarter of the Southeast Quarter of Section 15-76-27, and a waterline extending therefrom to the premises hereinabove conveyed, limited to easement rights possessed by the Grantor as set forth in warranty deed dated February 27, 1975, and recorded at Book 104, Page 639 in the Office of the Madison County, Iowa Recorder. Grantee is hereby granted the use of said waterline and well and access to said well and water for the purpose of maintenance of said well and waterline at Grantee's expense. Said use shall be co-existent with the Grantor's continued right to use said well and line, which shall be maintained at Grantee's expense.

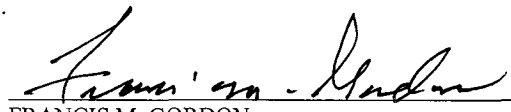
TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto said Grantee and its successors and assigns forever; said Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that Grantor has good right to convey the same; that said premises are free and clear from any encumbrance done or suffered by Grantor or those under whom Grantor claims; and that Grantor will warrant and defend the title to said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all persons whomsoever. Consideration less than \$500.00

AFFIDAVIT OF DEATH: Grantor does hereby affirm that MARY LOUISE GORDON, Grantor's spouse, died on January 4, 1982; that Grantor was continuously married to MARY LOUISE GORDON until her death; and that Grantor is the sole owner of the above-described property.

WITNESS the hand of said Grantor this 27th day of December, 2012.


Witness: **William A. Lewis**


Witness: **Marsha M. Trayford**


FRANCIS M. GORDON

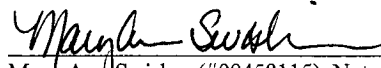
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

This 27th day of December, 2012, then personally appeared FRANCIS M. GORDON, to me known to be the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed and for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written. My Commission Expires: August 10, 2013.



MARY ANN SWISHER
My Commission Expires
August 10, 2013
Jackson County
Commission #09458115



Mary Ann Swisher (#09458115), Notary Public