



Document 2013 673

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Rec Amt \$12.00 Aud Amt \$35.00

INDX
ANNO
SCANLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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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: Thraikill-Smith, LLC, PO BOX 57, Earlham, IA 50072

**WARRANTY DEED**For the consideration of \$1.00 Dollar(s) and other valuable consideration,
David Thraikill, Single

do hereby

Convey to Thraikill-Smith, LLC

the

following described real estate in Madison County, Iowa:

See Exhibit "A" Attached

This deed is exempt according to Iowa Code 428A.2(15).

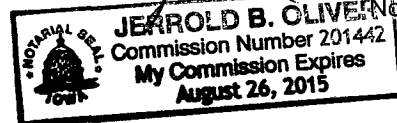
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: 2-18-2013David W. Thraikill

David Thraikill

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISONThis instrument was acknowledged before me on Feb 18, 2013, by David
Thraikill

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

EXHIBIT 'A'

An undivided one-half interest in and to the following described real estate:

- 1) The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8); and, the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17) and a strip of land commencing at a point on the East line of the Northwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), 28 rods and 17 links North of the Southeast corner thereof, running thence North 21 rods, thence West 18 rods, thence South 21 rods, thence East 18 rods to the place of beginning, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND the Northwest Quarter ($\frac{1}{4}$) EXCEPT that part of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying East of the East line of the former railroad right-of-way in Section Sixteen (16), Township Seventy-seven (77), Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and EXCEPT Parcel "B", commencing at the SE Corner of the Northeast Quarter of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-eight (28) as shown in Plat of Survey filed in Book 2001, Page 5030 of the Recorder's Office of Madison County, Iowa
- 2) Lot Three (3) of the Official Plat of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Six (6) as recorded in Town Lot Deed Record 2, Page 260, of the records in the Office of the Recorder of Madison County, Iowa, in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa
- 3) Lots 1, 2, 3, 4 and Outlot "D" of Westphal Subdivision, an Official Plat in the City of Earlham, Madison County, Iowa
- 4) All that part of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North of the Right-of-way of the Chicago, Rock Island & Pacific Railroad Company running East and West through said 80 acres; except Parcel "A", located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), containing 7.78 acres, as shown in Plat of Survey filed in Book 2, Page 389 on April 30, 1993, in the Office of the Recorder of Madison County, Iowa
- 5) The East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, except Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 3, Page 557 on April 5, 2000, in the Office of the Recorder of Madison County, Iowa