

BK: 2016 PG: 3398
Recorded: 11/14/2016 at 9:16:44.0 AM
Fee Amount: \$32.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)
D.A. Bolton, 624 S. 8th Ave., Winterset, IA 50273

Return Document To: (name and complete address)
James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:
Donald A. Bolton and
Shirley J. Bolton

Grantees:
Donald A. Bolton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Donald A. Bolton and Shirley J. Bolton, husband and wife, do hereby Convey to Donald A. Bolton the following described real estate in Madison County, Iowa:

See Exhibit "A"

This deed is exempt according to Iowa Code 428A.2(11).

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.

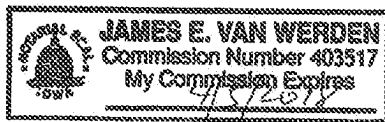
Dated: October 6, 2016

Donald A. Bolton
Donald A. Bolton (Grantor)

Shirley J. Bolton
Donald A. Bolton POA
for Shirley J. Bolton
Shirley J. Bolton, by Donald A. Bolton, Attorney-in-fact (Grantor)

STATE OF IOWA, COUNTY OF MADISON

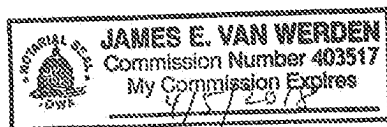
This record was acknowledged before me on October 6, 2016, by Donald A. Bolton.



James E. Van Werden
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 6, 2016, by Shirley J. Bolton, by Donald A. Bolton, Attorney-in-fact.



James E. Van Werden
Signature of Notary Public

EXHIBIT "A"

The following described real estate, to-wit: Two (2) Acres in a triangular form in the Northeast corner of the Southeast Quarter (1/4) of Section Two (2); The West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the following described tract of land, to-wit: Commencing at the Southwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), running thence North 80 rods, thence East 47 rods, thence in a Southwesterly direction down the center of a ravine to the place of beginning; and the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4), and the Southwest Quarter (1/4) of the Southwest Quarter (1/4); and the North 17 1/4 rods of the following described tract of land, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and running thence East 31.03 rods, thence South 19 rods, thence in a Southwesterly direction along the West side of the road or public highway to a point 8 rods East of the Southwest corner of said 40 acre tract, thence West 8 rods, thence North to the point of beginning, being all that part of said tract of land which lies North of the South line of a certain private road crossing said tract of land from East to West, and being approximately 27 5/8 rods across the South side thereof, and estimated to contain 3.57 acres more or less; of Section One (1); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

EXCEPT:

Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 1,055 feet, thence South 151 feet, thence West 60 feet, thence South 287 feet, thence West 995 feet, thence North 438 feet to the point of beginning, containing 10.2128 acres, more or less,

AND, EXCEPT:

Parcel "G", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 1055.00 feet along the North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1) to the Point of Beginning; thence North 90°00'00" East, 178.16 feet along the North line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1); thence South 00°14'37" West, 254.50 feet long an existing fenceline; thence south 89°48'59" West, 173.80 feet along an existing fenceline; thence North 00°44'06" West, 255.08 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 1.025 acres.

AND, EXCEPT:

Parcel "K" in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence South 89°28'01" East 651.25 feet to a point on the Westerly right-of-way line of the City of Winterset Street right-of-way; thence South 33°55'37" West 453.89 feet along said right-of-way line; thence South 15°53'14" West 66.35 feet along said right-of-way line; thence North 68°06'15" West 445.11 feet, thence North 89°14'03" West 288.14 feet; thence North 00°45'54" West 129.01 feet; thence North 89°26'59" East 59.75 feet to a point on the West line of existing Parcel "G"; thence South 00°01'43" East 104.35 feet; thence South 89°21'13" East 173.63 feet, thence North 01°01'00" East 254.56 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 89°14'03" East 85.18 feet to the Point of Beginning containing 5.335 acres including 0.402 acres of County Road right-of-way.

AND

A tract of land described as follows: Commencing at a point 26 rods and 8 1/2 links South of the Northeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 110 feet, thence West 210 feet, thence North 110 feet, thence East 210 feet to the point of beginning.