



Document 2019 444

Book 2019 Page 444 Type 03 001 Pages 3

Date 2/06/2019 Time 8:10:52AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED



Return to: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Crystal Binns, 201 South 10th Avenue, Winterset, IA 50273

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Carol Kiernan, Single,

Crystal Binns do hereby Convey to

Madison County, Iowa: See Attached Legal Descriptions: the following described real estate in

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 on February 5, 2019

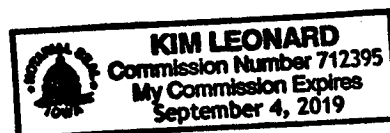
Carol Kiernan

Carol Kiernan (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 5, 2019, by Carol Kiernan



Kim Leonard
Signature of Notary Public

Commencing at a point 360.11 feet East and 83 feet North of the Southwest corner of the Southwest Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being on the North right-of-way line of Iowa Highway #92, thence West along said North right-of-way line 262.21 feet, thence North 54° 34' 28" West 23.95 feet, thence North 34° 08' 16" East, 217.92 feet, thence East 159.43 feet, thence South 194.25 feet to the point of beginning, containing 1 acre, more or less; and the following tract of land in said southwest Quarter (1/4) for ingress-egress purposes that is 6 feet on each side of a centerline more particularly described as follows: - Commencing at a point 1,108 feet East and 63 feet North of the Southwest corner of said Southwest Quarter (1/4), said point being on the North right-of-way line of Highway #92, thence North 6 feet, thence West 209.51 feet and parallel to said North right-of-way line, thence North 78° 41' 24" West, 101.98 feet and parallel to said North right-of-way line, thence West 438.38 feet and parallel to said North right-of-way line to the terminus point of said easement centerline, said termination point being at the East line of the aforementioned 1 acre tract.

A N D,

A parcel of land described as follows, to-wit: Commencing at the South Quarter (¼) corner of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence West along the South line of the Southwest Quarter (¼) of said section 1388.04 feet (recorded as 1488.5 feet); thence North 00°15'29" West 63.09 feet to a found ½" rebar being the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92, Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92 and the Point of Beginning; thence continuing North 00°15'29" West 125.82 feet; thence South 88°49'26" West 109.14 feet; thence North 00°41'48" West 32.07 feet; thence North 88°51'07" East 109.29 feet; thence North 00°27'35" West 51.10 feet; thence North 89°51'26" East 120.43 feet; thence North 00°12'49" West 72.51 feet; thence North 89°43'32" West 864.31 feet; thence North 03°07'55" East 13.91 feet; thence North 89°59'45" West 230.64 feet; thence South 37°21'18" West 106.30 feet; thence South 89°19'15" East 159.86 feet; thence South 00°05'29" West 194.10 feet, to the North Right of way line of Iowa Highway 92, thence along said line, South 89°59'55" East 437.88 feet; thence South 78°47'12" East 101.95 feet; thence North 89°54'35" East 342.31 feet to the Point of Beginning, containing 5.942 acres, more or less, subject to a 20 feet sewer easement along part of the North side and to a 12 feet access easement along part of the South side of described parcel, and except a parcel of land in the Southwest Quarter (¼) of Section Thirty-five (35), Township Seventy-six (76) North,

Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the South Quarter (¼) corner of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southwest Quarter of said section on an assumed bearing of North 90°00'00" West a distance of 1388.04 feet; thence North 00°15'29" West 63.09 feet to the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92, Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92 and the Point of Beginning; thence continuing North 00°15'29" West 125.82 feet; thence South 88°49'26" West 109.14 feet; thence South 00°15'14" East 123.75 feet to aforesaid Right of Way line; thence North 89°54'35" East 109.14 feet to the Point of Beginning, containing 0.313 acres, more or less, together with a 35 foot wide easement for ingress and egress abutting the West side of herein described parcel and together with an easement for a water line described as: Commencing at the South Quarter (¼) corner of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southwest Quarter (¼) of said Section on an assumed bearing of North 90°00'00" West a distance of 1388.04 feet; thence North 00°15'29" West 63.09 feet to the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92 Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92; thence S. 89°54'35" West 109.14 feet; thence North 00°15'14" West 93.13 feet to the Point of Beginning; thence continuing North 00°15'14" East 30.62 feet; thence North 00°41'48" West 32.07 feet; thence North 88°51'07" East 15.00 feet; thence North 00°41'48" West 126.84 feet; thence North 89°43'32" West 35.00 feet; thence South 00°41'48" East 190.00 feet; thence North 90°00'00" East 19.76 feet to the point of beginning.