



Document 2020 4605

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Taxpayer: Robert D. Newton, 2310 Kippy Lane, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273,

Phone: (515) 462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Robert D. Newton and Elaine B. Newton, husband and wife

do hereby Convey to Robert D. Newton and Elaine B. Newton as Trustees of the Robert D. Newton Revocable Trust

the following described real estate in Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). See attached legal description

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.

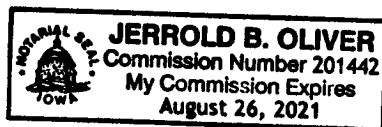
Dated on 12-1-2020

Robert D. Newton
Robert D. Newton (Grantor)

Elaine B. Newton
Elaine B. Newton (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 1, 2020, by Robert D. Newton and Elaine B. Newton



Jerrold B. Oliver
Signature of Notary Public

All right, title and interest in and to:

A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Section Two (2), thence South $89^{\circ}56'$ West 1056.0 feet along the North line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), thence South $0^{\circ}04'$ East 78.8 feet to the Point of Beginning, thence continuing South $0^{\circ}04'$ East 53.2 feet, thence South $89^{\circ}56'$ West 165.0 feet, thence North $0^{\circ}04'$ West 48.4 feet, thence North $88^{\circ}16'$ East 165.1 feet to the Point of Beginning, containing 0.2 acres, more or less; **AND** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing 74 rods West of the Northeast corner of said Section Two (2), thence South 8 rods, thence East 10 rods, thence South 28 rods, thence West 26 rods, thence South 16 rods, thence West to the East line of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2); thence North to the North line of said Section Two (2), thence East to the point of beginning; **AND** the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), **EXCEPT** the following-described tracts, to-wit:

1. The North 268.71 feet of the West 417.42 feet of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2);
2. The South $33\frac{1}{3}$ rods of the East 24 rods of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2);
3. A tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing at the North Quarter ($\frac{1}{4}$) Corner of said Section Two (2), thence North $90^{\circ}00'$ East 417.42 feet along the Section line, thence South $00^{\circ}05'$ West 82.50 feet to the point of beginning, thence continuing South $00^{\circ}05'$ West 379.95 feet, thence South $90^{\circ}00'$ East 404.13 feet, thence North $00^{\circ}05'$ East 361.59 feet, thence North $87^{\circ}28'$ West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres;
4. Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2, Page 737 on November 20, 1996, in the Office of the Recorder of Madison County, Iowa;
5. Parcel "K" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 0.29 acres, as shown in Plat of Survey filed in Book 2014, Page 3181 on December 18, 2014, in the Office of the Recorder of Madison County, Iowa;
6. That portion of the above-described real estate conveyed to the State of Iowa for highway purposes.