



Document 2020 4606

Book 2020 Page 4606 Type 03 001 Pages 3

Date 12/01/2020 Time 11:54:57AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **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



WARRANTY DEED

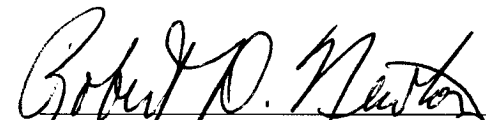
For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Robert D. Newton and Elaine B. Newton, husband and wife do hereby Convey to Robert D. Newton and Elaine B. Newton as Trustees of the Robert Newton Revocable Trust and Robert D. Newton and Elaine B. Newton as Trustees of the Elaine B. 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: 12/1/2020



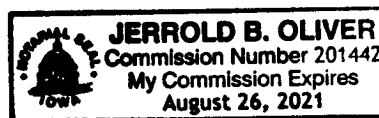
Robert D. Newton, Grantor


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



Both as to undivided 1/2 interest:

The West Half (1/2) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), containing 7.574 acres, as shown in Plat of Survey filed in Book 2, Page 137 on January 10, 1989, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the West Half (1/2) of the Southwest Quarter (1/4) of said Section Eleven (11), and more particularly described as follows, to-wit: Commencing at the Northeast corner of the West Half (1/2) of the Southwest Quarter (1/4) of said Section Eleven (11) and running thence West 50 rods, thence South 120 rods, thence East 50 rods, thence North 120 rods to the place of beginning; **AND** the North Half (1/2) of the West One-eighth (1/8) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Eleven (11); **EXCEPT** that part of Parcel "C" and that part of Parcel "D" located therein, both as shown in Plat of Survey filed in Book 3, Page 492 on September 21, 1999, in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northeast Quarter (1/4) of said Section Eleven (11), lying East of U. S. Highway #169, **EXCEPT** Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eleven (11), containing 3.001 acres, as shown in Plat of Survey filed in Book 3, Page 197 on March 23, 1998, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B", located in the West Half (1/2) of the Northeast Quarter (1/4) of said Section Eleven (11), containing 4.374 acres, as shown in Plat of Survey filed in Book 3, Page 200 on March 26, 1998 in the Office of the Recorder of Madison County, Iowa; **AND** the West Half (1/2) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** all that part of Parcel "D" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), as shown in Plat of Survey filed in Book 2002, Page 3456 on July 16, 2002, in the Office of the Recorder of Madison County, Iowa.

All right, title and interest in and to an easement recorded on February 28, 1990, in Book 127, Page 30 of the Recorder's Office of Madison County, Iowa.