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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

CORRECTED

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone: 641-342-2157

Taxpayer Information: K&B, L.L.C., 1429 Shore Street, Murray, IA 50174

✓ **Return Document To:** K&B, L.L.C., 1429 Shore Street, Murray, IA 50174

Grantors: Bruce M. Graff

Grantees: K&B, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

CORRECTED



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bruce M. Graff, a Single Person, does hereby Convey to K&B, L.L.C., the following described real estate in Madison County, Iowa:

See "Exhibit A" attached hereto and made a part hereof by this reference.

This Deed given to correct legal description contained in Warranty Deed Dated June 12, 2018 and recorded on June 25, 2018 in Book 2018, Page 2008.

This deed is exempt according to Iowa Code 428A.2(10).

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: 3/29/2021

Bruce M. Graff
Bruce M. Graff, Grantor

STATE OF IOWA, COUNTY OF Winnebago

This record was acknowledged before me on 3/29/2021 by Bruce M. Graff, a Single Person.



Lori B Fey
Signature of Notary Public

“EXHIBIT A”

The West 7.75 chains of the North 8.50 chains of the Southeast Quarter (¼) of the Southeast Quarter (¼), and the North Half (½) of the Southeast Quarter (¼), and the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts to-wit:

1. The right of way deeded to the Chicago, St. Paul & Kansas City Railway Company more particularly described as follows: A strip of land 100 feet in width extending over and across the North Half (½) of the Southeast Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-eight (28), said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company) as said main track center line was originally located and established over and across said Section Twenty-eight (28),
2. The right of way deeded to the Chicago, St. Paul & Kansas City Railway Company more particularly described as follows: A strip of land 50 feet in width lying Northwesterly of and adjoining said above described 100-foot wide strip of land in the Southeast Quarter (¼) of said Section Twenty-eight (28) and lying Northeasterly of a line drawn radially to said original main track center line at a point thereon distant 1,019.2 feet Northeasterly from the intersection thereof with the West line of said Southeast Quarter (¼) of Section Twenty-eight (28),
3. A tract described as follows: Beginning at the Southwest corner of the Southeast Quarter (¼) of said Section Twenty-eight (28), thence on an assumed bearing of North 00°01'43" East along the West line of said Southeast Quarter (¼) 392.48 feet, thence North 52°27'54" East 41.51 feet, thence South 01°25'22" East 403.81 feet, thence South 71°30'28" East 44.44 feet to the South line of said Southeast Quarter (¼), thence North 90°00'00" West along said South line 85.28 feet to the point of beginning and containing 0.36 acres more or less including present highway and subject to encumbrances of record,
4. Parcel "F" located in the North Half (½) of the Southeast Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-eight (28), containing 39.00 acres, as shown in Plat of Survey filed in Book 2014, Page 1866 on July 30, 2014, in the Office of the Recorder of Madison County, Iowa,
5. Parcel "G" located in the North Half (½) of the Southeast Quarter (¼) of said Section Twenty-eight (28), containing 35.44 acres, as shown in Plat of Survey filed in Book 2015, Page 2845 on September 28, 2015, in the Office of the Recorder of Madison County, Iowa,

AND

The North Half (½) of the Northeast Quarter (¼) of Section Thirty-three (33), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract described as follows: Beginning at the Northwest corner of the Northeast Quarter (¼) of said Section Thirty-three (33), thence on an assumed bearing of South 00°55'17" West 1324.49 feet, thence North 90°00'00" East 33.00 feet, thence North 05°46'52" East 469.45 feet, thence North 00°37'48" East 250.82 feet, thence North 00°31'03" West 300.70 feet, thence North 13°31'07" East 185.54 feet, thence North 00°31'03" West 120.0 feet, thence North 71°30'29" West 16.91 feet to the North line of said Northeast Quarter (¼), thence North 90°00'00" West 85.28 feet along said North line to the point of beginning and containing 2.09 acres more or less, including present highway.