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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: J S Living Trust, 2760 Settlers Trail, St. Charles, IA 50240

Return Document To: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Corporate Services, Co.

Grantees: J S Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Corporate Services, Co., a corporation organized and existing under the laws of Iowa, does hereby Convey to J S Living 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

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 9-30-21

Corporate Services, Co., an Iowa Corporation

By Tressa Scrivner
Tressa Scrivner, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2021,
by Tressa Scrivner, as President, of Corporate Services, Co



Kim Leonard
Signature of Notary Public

A strip of land 100 feet in width extending over and across the Northwest Quarter and the West Half of the Southwest Quarter of Section 28, the East Half of the Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, all in Township 75 North, Range 26 West of the Fifth Principal Meridian, 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 & Kansas City 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 Sections 28, 29 and 32.

ALSO:

Two strips of land, each 15 feet in width, lying on each side of and adjacent to the above described 100 foot wide strip of land in the South Half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of said Section 28, and lying between lines drawn at right angles to said original main track center line at points thereon distant 13.7 feet Southwesterly and 483 feet Northeasterly, as measured along said original main track center line, from the East-West quarter line of said Section 28.

ALSO:

A strip of land 36 feet in width lying adjacent to the Northwesterly side of the above described 100 foot wide strip of land in the Northwest Quarter of the Southwest Quarter of said Section 28, and lying between lines drawn at right angles to said original main track center line at points thereon distant 731.7 feet and 931.7 feet Southwesterly, as measured along said original main track center line, from the East-West quarter line of said Section 28.

ALSO:

A strip of land 50 feet in width lying adjacent to the Northwesterly side of the above described 100 foot wide strip of land in the East Half of the Southeast Quarter of said Section 29, and lying Northeasterly of a line drawn at right angles to said original main track center line at a point thereon distant 1,423 feet Northeasterly, as measured along said original main track center line, from the South line of said Section 29.