



Document 2009 2765

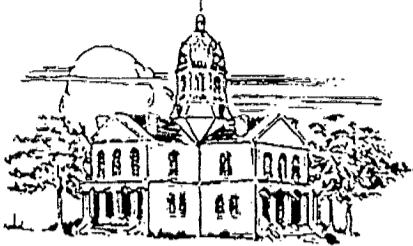
Book 2009 Page 2765 Type 06 023 Pages 4
Date 9/03/2009 Time 11:28 AM
Rec Amt \$.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By:

Return To:



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County
Office of Zoning and Environmental Health

CJ. Nicholl, Administrator, Madison County Environmental Health & Zoning

VARIANCE/SPECIAL USE PERMIT

PERMIT NO: 077-09

DATE: SEPTEMBER 3, 2009

After Public Hearing held on September 1, 2009, the Madison County Board of Adjustment Hereby grants a Variance & Special Use Permit to Connoisseur Media & Donald & Judy Huntrod to allow the construction of a radio broadcasting tower to a height of 500 ft. The variance/special use permit is required by ordinance and will be located on the following described real estate:

NE SW Ex. Parcel A,B, & C Section 10 South Township
(see attached Madison County Recorder Book 2005 Page 4626)

This variance/special use permit was approved under the provisions specified in the Zoning Ordinance for the Unincorporated Area of Madison County, Iowa.

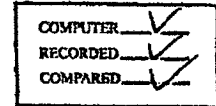
C.J. Nicholl, Secretary
Madison County
Board of Adjustment

ENTERED FOR TAXATION
THIS 26 DAY OF Sept 2005
Jan W. Wild
Debby Corleian

Document 2005 4626

Book 2005 Page 4626 Type 03 001 Pages 3
Date 9/26/2005 Time 11:49 AM
Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



Prepared By: Fortress Documents, LLC, 7901 N. 16th Street, Suite 201, Phoenix, Arizona 85020 (602) 371-8898

After recording and for tax statements mail to:

✓ DONALD AND JUDY HUNTRODS, 2392 VINTAGE LANE, St. CHARLES, IOWA 50240-8512

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That DONALD HUNTRODS and JUDITH HUNTRODS, husband and wife, of Madison County, State of Iowa, for the purpose of placing this real property into their Revocable Living Trust, as a gift or transfer with no consideration therefor, does hereby grant, bargain, sell, quit claim and convey unto DONALD S. HUNTRODS and JUDY L. HUNTRODS, as Co-Trustees of the DONALD AND JUDY HUNTRODS REVOCABLE TRUST whose tax mailing address is 2392 Vintage Lane, St. Charles, Iowa 50240-8512; under the provisions of a trust agreement dated the 12 day of September, 2005, all of their right, title and interest in and to the following described real property and premises situate in MADISON County, State of IOWA, to wit:

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Ten (10) in Township Seventy-five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" Located at the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10) containing 5,000 acres, as shown in Plat of survey filed in Book 3, Page 239 on May 13, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "A" located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10) containing 5.00 acres, as shown in Plat of Survey filed in Book 3, Page 399 on February 26, 1999, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT PARCEL "C" located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10), containing 1.51 acres and described as follows: Commencing at the Northwest corner of said NE1/4SW1/4, and the NW corner of Parcel "B", thence South 00 degrees 08 minutes 49 seconds West, 330.72 feet on the West line thereof to the SW Corner of said Parcel "B" and the Point of

Beginning: thence North 86 degrees 21 minutes 48 seconds East, 660 feet on the South thereof to the Southeast corner of said Parcel "B"; thence S 00 degrees 08 minutes 49 seconds West 100.00 feet; thence South 86 degrees 21 minutes 48 seconds East, 660 feet to the West line of said NE 1/4 SW 1/4; thence North 00 degrees 08 minutes 49 seconds East, 100 feet on said West line to the Point of Beginning.

together with all improvement thereon and appurtenances thereunto belonging, SUBJECT TO restrictive covenants, easements, right-of-way grant and contracts, matured and unmatured installments of special assessments, mineral interest previously reserved or conveyed of record, and leases and rights of parties in possession.

THIS DEED IS EXEMPT FROM THE IOWA TRANSFER TAX, IOWA CODE § 428A.1, AS A TRANSFER FOR CONSIDERATION LESS THAN \$500,00, IN ACCORDANCE WITH IOWA CODE § 428A.2, EXEMPTION 21.

TO HAVE AND TO HOLD said described premises upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Grantors do hereby bind themselves and their successors to warrant and defend the title, as against all acts of the Grantors herein, and no others, subject to the matters above set forth.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or to be obliged to see that the terms of the hereinbefore reference trust agreement have been complied with or to be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into the terms of said trust agreement.

Witness my hand this 12 day of September, 2005.

ACCEPTED AND APPROVED:


DONALD HUNTRODS


JUDITH HUNTRODS

STATE OF IOWA)
)
COUNTY OF Polk) ss.

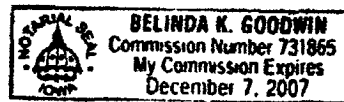
Before me, the undersigned, a Notary Public in and for said County and State personally appeared DONALD HUNTRODS and JUDITH HUNTRODS, known to me to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Belinda K. Goodwin
Notary Public

My Commission Expires:

December 7, 2007



Accepted:

Donald S. Huntrods
DONALD S. HUNTRODS, Trustee

Judy L. Huntrods
JUDY L. HUNTRODS, Trustee