


REC \$ 15⁰⁰
AUD \$ 20⁰⁰
R.M.F. \$ 1⁰⁰

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information ☒ Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731
Individual's Name Street Address City Phone

Address Tax Statement: George & Doris Bailey
1896 Hwy 169, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration,
GEORGE W. BAILEY and DORIS J. BAILEY, Co-Trustees of the Bailey Family Living Revocable Trust, created under the Trust Agreement dated February 26, 2001,
do hereby Convey to
GEORGE W. BAILEY and DORIS J. BAILEY, as Tenants in Common,
the following described real estate in Madison County, Iowa:
See 1 in Addendum

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.

STATE OF _____, ss: _____
COUNTY, _____
On this _____ day of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
_____ to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

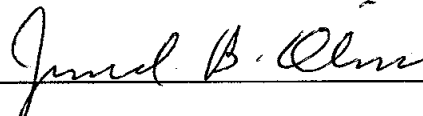
Notary Public
(This form of acknowledgment for individual grantor(s) only)

Dated: Oct. 16, 2002
George W. Bailey (Grantor)
Doris J. Bailey (Grantor)
(Grantor)

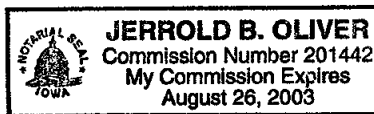


STATE OF IOWA , COUNTY OF MADISON , ss:

On this 16th day of October , 2002 , before me, the undersigned, a Notary Public in and for the said State, personally appeared George W. Bailey and Doris J. Bailey to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.



Jerrold B. Oliver , Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary

Addendum

1. East Frl. Half of the Northwest Quarter and the Southwest Quarter of Section 5; and the West Half of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, and the West 4½ acres of the Northwest Quarter of the Northeast Quarter of Section 8, all in Township 75 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 364½ acres, more or less, subject to a Real Estate Contract from George W. Bailey and Doris J. Bailey, husband and wife, sellers, to Steven D. Lauer and Cassandra D. Lauer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, dated December 22, 1998, and recorded December 23, 1998, in Book 139, Page 879 of the Recorder's office of Madison County, Iowa, AND

The West 45 feet of the Southeast Quarter (SE¼) of Block Fourteen (14) of Pitzer & Knight's Addition to the Original Town of Winterset, except 8 feet off of the North end thereof for alley purposes, Madison County, Iowa, AND

A parcel of land described as commencing at the Northwest corner of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 0°00' 545.8 feet along the West line of said Section 19 to Point of Beginning; thence South 0°00' 526.5 feet; thence North 89°50' East 480.0 feet; thence North 30°10' West 326.6 feet; thence North 14°48' East 238.8 feet; thence North 88°12' West 3770.0 feet to Point of Beginning. Said parcel contains 4.4745 acres, including 0.5222 acres of U.S. Highway No. 169 Right-of-way and is contained in the Northwest Quarter of the Northwest Fractional Quarter of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M. The West line of said Section 19 is assumed to bear due North and South, AND All of Sellers' right, title and interest in and to certain permanent easements contained in a Real Estate Contract entered into by and between Mamie Hammans, seller, and William T. Collins, buyer, dated September 24, 1974, of record in Book 105 at Page 7, records of the Recorder of Madison County, Iowa, which Contract provides for the sale of adjacent real estate.

This Deed is between a husband and wife. Therefore, no Declaration of Value or Groundwater Statement is required.