

ENTERED FOR TAXATION
THIS 10 DAY OF Jan 2005
Jan 10 2005
D. Carlson AUDITOR
DEPUTY AUDITOR

Document 2006 146

Book 2006 Page 146 Type 03 001 Pages 3
Date 1/10/2006 Time 11:26 AM
Rec Amt \$17.00 Aud Amt \$25.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jay E. Howe
P.O. Box 86
Greenfield, IA 50849, IA 50849
Phone: (641) 743-6128

Taxpayer Information: (Name and complete address)

ROSE M. BINNS DEO
610 W. IOWA ST. APT 106
GREENFIELD, IA 50849

Return Document To: (Name and complete address)

~~P.O. Box 86, Greenfield, IA 50849~~

✓ ROSE M. BINNS DEO
610 W. IOWA ST. APT 106
GREENFIELD, IA 50849

Grantors:

Rose M. Deo

Grantees:

Rose M. Deo Trust, Rose M. Deo Trustee

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00 ovc)
Dollar(s) and other valuable consideration,
ROSE M. DEO

do hereby Convey to
ROSE M. DEO TRUST, Rose M. Deo Trustee

the following described real estate in Madison County, Iowa:
See Exhibit "A" attached hereto and made a part hereof.

CONSIDERATION LESS THAN \$500.00; NO DEED TRANSFER STAMP REQUIRED. DECLARATION EXEMPTION NO. 20 APPLIES.

GRANTOR AND SPOUSE, DERWYN ANSON DEO, ARE PARTIES TO AN ANTE-NUPTIAL AGREEMENT DATED JUNE 21, 1996; RECORDED MADISON COUNTY, IOWA, BOOK 2006, PAGE 145

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 IOWA
COUNTY OF ADAIR

Dated: January 6, 2006

This instrument was acknowledged before me on January 6, 2006 by ROSE M. DEO

Rose M. Deo
Rose M. Deo (Grantor)

[Signature]
Notary Public

(Grantor)

(Grantor)

(Grantor)



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

EXHIBIT "A"

All right, title and interest in and to:

Beginning at the Northwest Corner of Block Seven (7) of the Original Town of Webster, Madison County, Iowa, thence South to a point which is 33 feet South of the Southwest Corner of Block Fifteen (15) of the Original Town of Webster, thence East to a point which is 33 feet South of the Southeast Corner of Block Thirteen (13) of the Original Town of Webster, thence East 66 feet, thence North to a point which is 66 feet East of the Northeast Corner of Block Five (5) of the Original Town of Webster, thence North 33 feet, thence West to a point which is 33 feet North of the Northwest Corner of Block Six (6) of the Original Town of Webster, thence South 33 feet, thence West to the Point of Beginning, excepting that part of Blocks 5,6,7, 10 and vacated streets and alleys of the Town of Webster, Iowa, located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-nine (29) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northwest corner of Block Seven (7) of said Town of Webster; thence on an assumed bearing of South 00°04'10" East along the west line of said Block Seven (7), vacated Washington Street, and the west line of said Block Ten (10) a distance of 489.75 feet; thence North 87°03'22" East 170.17 feet; thence North 01°04'13" West 163.81 feet; thence North 89°58'37" East 618.48 feet; thence North 01°00'36" East 45.95 feet; thence North 87°47'07" East 133.53 feet; thence North 00°54'25" East 298.92 feet to the centerline of vacated Clay Street; thence North 90°00'00" West along said centerline a distance of 594.64 feet to the east line of Webster Street; thence South 00°04'10" East along said east line 33.00 feet to the south line of Clay Street; thence North 90°00'00" West along said south line 330.22 feet to the northwest corner of said Block Seven (7) and the point of beginning. Said tract contains 7.66 acres, subject to easement reservation.

AND

Lots One (1), Two (2), Seven (7) and Eight (8) in Block Two (2) of the Original Town of Webster, Madison County, Iowa,

AND

The Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

AND

The West Ten (10) rods of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) Section Nine (9), except a tract bounded by and included within a line running as follows: Beginning at the Northeast corner of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), running thence West 20 rods, thence South 20 rods, thence on a straight line running in a southeasterly direction to a point 55 rods South of said point of beginning, thence North to said point of beginning, all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

AND

The North 118 acres of the Northeast Quarter (1/4) of Section Eighteen (18), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., and a strip of Two (2) acres described as follows: Commencing at the Northwest Corner of said Northeast Quarter (1/4) of Section Eighteen (18), running thence South 118 rods, thence West 2.71 rods, thence North 118 rods, thence East 2.71 rods to the place of beginning, except a tract described as, Commencing at the Southeast corner of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Eighteen (18), running thence North 335 feet, thence West 383.5 feet, thence South 363 feet, thence East 383.5 feet, thence North 28 feet to the pint of beginning.