



Prepared by and return to: ~~Wayne S. Rasmussen, Attorney at Law~~
1005 S. 107th Ave., Ste. 101, Omaha, NE 68114/402-493-3300
Address tax statement: C. Wade Feuring, 3254 White Pole Rd., Stuart, IA 50250

✓ ADD RETURN TO: " " "
432,500.00

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **MARK C. GROSSMAN and LYNNE M. GROSSMAN, husband and wife** do hereby Convey to **C. WADE FEURING and KERRY FEURING, husband and wife** as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in **MADISON** County, Iowa:

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), except the South 1 rod thereof, and the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), except the South 1 rod of the West 1 rod thereof, and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), except the East 1 rod thereof, and the North 28 $\frac{2}{3}$ rods of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), except the East 1 rod thereof, and a tract commencing 47 rods South of the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and running thence East 12 rods, thence South 7 rods, thence West 12 Rods, thence North 7 rods to the place of beginning, all in Section Thirty (30), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM Parcel "A", located in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section Thirty (30), containing 24.65 acres, as shown in Plat of Survey filed in Book 2003 at Page 2772 on May 13, 2003, in the office of the Madison County Recorder, AND EXCEPTING THEREFROM that part of the North Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty (30) that lies therein.

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: 9/15/06

Mark C. Grossman
Mark C. Grossman (Grantor)

Lynne M. Grossman
Lynne M. Grossman (Grantor)

State of Iowa)
County of Dallas) ss.

On this 15th day of September, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **MARK C. GROSSMAN and LYNNE M. GROSSMAN, husband and wife** 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.



Jon Peterson
Notary Public Jon PETERSON