

Document 2007 570

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Rec Amt \$27.00 Aud Amt \$10.00

Rev Transfer Tax \$949.60

Rev Stamp# 47 DOV# 50

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



## Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

### Recorder's Cover Sheet

#### Preparer Information: (Name, address and phone number)

Mark F. Schlenker, 115 S. Howard, Indianola, IA 50125, Phone: (515) 961-2509

#### Taxpayer Information: (Name and complete address)

Carolyn Oakes and Scott Oakes, 32567 - 335th Place, Waukee, IA 50263

#### Return Document To: (Name and complete address)

Mark F. Schlenker  
115 S. Howard  
Indianola, Iowa 50125

SATC

#### Grantors:

Kathryn Jeanne West, L.L.C.

#### Grantees:

Carolyn Oakes and Scott Oakes, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common

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, Kathryn Jeanne West, L.L.C., a(n) Kathryn Jeanne West, L.L.C. organized and existing under the laws of Iowa does hereby Convey to Carolyn Oakes and Scott Oakes, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:  
See 1 in Addendum 1/2 and 2/2, Pages 4 and 5

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: 1-16-07

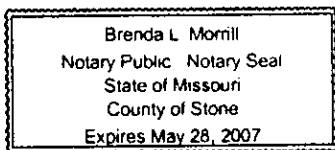
Kathryn Jeanne West, L.L.C.  
a(n) Kathryn Jeanne West, L.L.C.

By Kathryn Jeanne West  
Kathryn Jeanne West, Manager

By Kathryn Jeanne West

STATE OF MISSOURI, COUNTY OF STONE

This instrument was acknowledged before me on this 1/16/07 by Kathryn Jeanne West as Manager of Kathryn Jeanne West, L.L.C.



Brenda L. Morrill  
BRENDA L. MORRILL, Notary Public

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 183

Mark F. Schlenker ISBA # 4857

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER



STATE OF MISSOURI, COUNTY OF STONE, ss:

On this 16th day of January, 2007, before me, a Notary Public in and for the said State, personally appeared Kathryn Jean West, to me personally known, who being by me duly sworn did say that that person is Manager (Insert title of executing member) of said limited liability company, that ~~(the seal affixed to said instrument is the seal of said)~~ (no seal has been procured by the said) limited liability company and that said instrument was signed ~~(and sealed)~~ on behalf of the said limited liability company by authority of its managers and the said Kathryn Jean West acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

*Brenda L Morrill*

Brenda L. Morrill  
Notary Public Notary Seal  
State of Missouri  
County of Stone  
Expires May 28, 2007

Brenda L. Morrill, Notary Public in and for said State.

(Section 550.39, Code of Iowa)

Acknowledgment: For use in the case of limited liability companies

## Addendum 1/2

- I. All that part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) which lies North of the Railroad right-of-way and all that part of said 80 acre tract which lies South of said Railroad right-of-way and North of the public highway, all in Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as beginning at the Southwest Corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North 0° 03' 20" E 702.09 feet along the West line of the said Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); thence North 72° 23' 10" East 434.93 feet; thence South 12° 18' 14" E 421.83 feet; thence South 10° 31' 50" East 361.57 feet to a point on the South line of said Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); thence South 73° 19' 43" West 177.18 feet to a point on the East line of the county road right-of-way; thence South 16° 06' 44" East along said East right-of-way line 45.33 feet to the North line of the Chicago, Great Western Railroad Co. right-of-way; thence South 69° 40' 18" West along said railroad right-of-way 438.89 feet to the West line of the Southeast Quarter of the Southwest quarter (SE 1/4 SW 1/4) of said Section One (1); thence North 0° 47' 21" West 180.79 feet to the Point of Beginning containing 9.8107 acres. 8.5450 acres including 0.0630 acres of county road right-of-way is in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section One (1) and 1.2657 acres including 0.6015 acres of county road right-of-way is in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section One (1). Note: The West line of the Southwest Quarter (SW 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, is assumed to bear due North and South.

AND

All of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section One (1) lying South of the Railroad and Public Highway, and all of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twelve (12), North of Clanton Creek belong to the Grantor and containing 93 acres more or less, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section One (1) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section Twelve (12), and a tract of land commencing at the Northeast corner of said Section Twelve (12) and running thence West 80 rods, thence South 80 rods, thence East 25 rods, thence North 65 and 5/11 rods, thence East 55 rods, thence North 14 and 6/11 rods to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

A tract of land described as commencing at a point 14 and 6/11 rods South of the Northeast corner of the Northeast Quarter (NE 1/4) of Section Twelve (12), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and

## Addendum 2/2

running thence West 55 rods, thence South 1225 feet more or less to the present dredged channel of Clanton Creek, thence following said channel in a Northeasterly direction to the East line of said Section, thence North 467 feet more or less to the point of beginning

AND

The Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), except that part thereof lying South and West of Clanton Creek and a certain creek running in a Southwesterly to Northwesterly direction, in Section Twelve (12), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

Subject to easements of record.