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LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: no change



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Alan W. Magruder and Helene B. Magruder, Husband and Wife

do hereby
Convey to Amanda Magruder

the
following described real estate in Madison County, Iowa:

Sec 1 in Addendum

+ corrective deed correcting legal

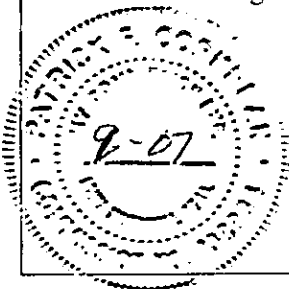
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Alan W. Magruder
Alan W. Magruder (Grantor)

Dated: 6-27-07
Helene B. Magruder
Helene B. Magruder (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on 6-27-07, by Alan W. Magruder
and Helene B. Magruder, Husband and Wife

Patrick F. Craker
Notary Public



Addendum

1. Parcel "F", a part of Parcel "D" , located in the Southeast Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 19.174 acres, as shown in Plat of Survey filed in Book 2002, Page 5960 on December 6, 2002, in the Office of the Recorder of Madison County, Iowa

PUBLIC UTILITY AND ACCESS EASEMENT

A public utility and access easement described as beginning at the Northeast Corner of Parcel "F" in the Southeast Quarter of Section 1, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 82°04'36" East 226.82 feet to a point on the West right-of-way line of U.S. Highway No. 169; thence South 18°13'18" East 30.07 feet along said West right-of-way line; thence South 82°04'36" West 237.15 feet to a corner of said Parcel "F"; thence North 01°34'54" East 30.00 feet to the Point of Beginning.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required. This deed is given for the purpose of correcting the legal description contained in the deed from Grantors to Grantee dated September 16, 2003, and filed September 19, 2003, in Book 2003, Page 5630 of the Recorder's Office of Madison County, Iowa