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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

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

Mark W. Beerman, 100 Court Avenue, Suite 600, Des Moines, IA 50309, Phone: (515) 243-7611

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

Robert G. Pulver, Trustee, 520 S. 18th Street, West Des Moines, IA 50265

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

Mark W. Beerman, 100 Court Avenue, #600, Des Moines, IA 50309

**Grantors:**

R. Dixon Appel  
Elizabeth Y. Appel

**Grantees:**

Robert G. Pulver Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration,  
R. Dixon Appel and Elizabeth Y. Appel, husband and wife

do hereby Convey to  
Robert G. Pulver, Trustee of the Robert G. Pulver Trust under Trust Agreement dated March 3, 1994,  
as amended and restated the

following described real estate in Madison County, Iowa:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

THIS TRANSFER IS EXEMPT UNDER IOWA CODE CHAPTER 428A.2.21 AS A TRANSFER  
FOR NO CONSIDERATION

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.

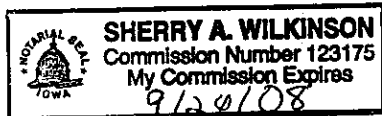
R. Dixon Appel (Grantor)

Dated 10/3/2007  
Elizabeth Y. Appel (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on October 3, 2007, by R. Dixon Appel and Elizabeth Y. Appel, husband and wife



Sherry A. Wilkinson, Notary Public

EXHIBIT A  
TO WARRANTY DEED

LEGAL DESCRIPTION – PARCEL Z

PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PRIME MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PRIME MERIDIAN, MADISON COUNTY, IOWA, THENCE S 00°03'20" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 13 FOR 1201.19 FEET; THENCE N 83°03'11" E FOR 909.34 FEET TO THE POINT OF BEGINNING; THENCE N 26°14'02" E FOR 967.56 FEET; THENCE S 00°03'20" W FOR 816.39 FEET; THENCE S 83°07'11" W FOR 430.00 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 4.00 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.