

Document 2007 4278

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

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

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Linda J. Christensen
23597 - 330th Street
Adel, Iowa 50003

Return Document To: (Name and complete address)

Linda J. Christensen
23597 - 330th Street
Adel, Iowa 50003

Grantors:

Linda J. Christensen

Grantees:

Linda J. Christensen Revocable Trust
under Agreement dated November 16, 2007

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Linda J. Christensen, a single person

do hereby Convey to
Linda J. Christensen, Trustee of the Linda J. Christensen Revocable Trust
under Agreement dated November 16, 2007.

the following described real estate in Madison County, Iowa:

(Legal description is attached hereto as Exhibit A.)

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 MADISON

Dated: November 16, 2007

This instrument was acknowledged before
me on November 16, 2007 by
Linda J. Christensen

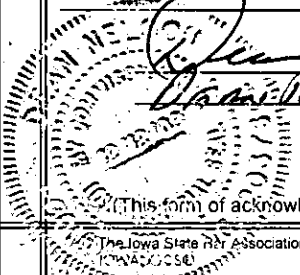
Linda J. Christensen
Linda J. Christensen (Grantor)

(Grantor)

(Grantor)

(Grantor)

Dean R. Nelson
Dean R. Nelson, Notary Public



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

EXHIBIT A

Parcel "B" in the Southeast Quarter of Section 31, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North $90^{\circ}00'00''$ West 992.69 feet along the South line of the Southeast Quarter of said Section 31; thence North $00^{\circ}07'25''$ West 371.30 feet; thence North $83^{\circ}16'22''$ West 49.15 feet; thence North $05^{\circ}21'55''$ West 209.50 feet; thence North $44^{\circ}15'30''$ West 255.01 feet; thence South $74^{\circ}31'52''$ West 122.69 feet; thence South $13^{\circ}01'11''$ West 178.93 feet; thence South $85^{\circ}00'07''$ West 596.16 feet; thence South $02^{\circ}31'01''$ East 182.42 feet to a point on the North line of existing Parcel "A", thence South $55^{\circ}14'07''$ West 145.70 feet along a line of Parcel "A", thence North $70^{\circ}26'46''$ West 102.79 feet along a line of Parcel "A", thence North $34^{\circ}42'13''$ West 110.18 feet along a line of Parcel "A", thence North $53^{\circ}49'23''$ West 61.61 feet along a line of Parcel "A", thence South $22^{\circ}36'47''$ West 180.41 feet along a line of Parcel "A", thence South $34^{\circ}18'25''$ West 168.95 feet along a line of Parcel "A", thence South $23^{\circ}59'30''$ West 108.60 feet along a line of Parcel "A", thence to a Point on the South line of said Southeast Quarter; thence North $90^{\circ}00'00''$ West 74.82 feet to the South Quarter Corner of said Section 31; thence North $01^{\circ}10'08''$ West 1312.77 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 31; thence North $89^{\circ}51'58''$ East 1306.53 feet to the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; 1315.69 feet to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 31; thence North $89^{\circ}44'03''$ East 1314.89 feet to the East Quarter Corner of said Section 31; thence South $00^{\circ}27'41''$ West 2637.28 feet along the East line of the Southeast Quarter of said Section 31 to the Point of Beginning containing 101.832 acres including 3.570 acres of County Road right-of-way.