

IOWA STATE BAR ASSOCIATION  
Official Form No. 101

DEED RECORD 126

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

ENTERED FOR TAXATION  
THIS 2 DAY OF July 1990  
AUDITORS FEE \$ 20.00  
Joan Welch  
AUDITOR  
Becky McDonald  
DEPUTY AUDITOR

IND.   
REC.   
PAGE

FILED NO. 7  
BOOK 126 PAGE 760  
90 JUL -2 AM 9:02  
MARY EWELEY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$20.00  
Transfer \$ 20.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of None, Transferred from individual to family trust.  
Dollar(s) and other valuable consideration, PRISCILLA W. DUNN, as to an undivided one-half  
interest

do hereby Convey to LLOYD W. DUNN and PRISCILLA W. DUNN, Trustees of the DUNN FAMILY  
TRUST dated June 10, 1990.

the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF CALIFORNIA  
LOS ANGELES COUNTY, SS:

On this 11th day of June,  
1990, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Priscilla W. Dunn \* \* \* \* \*

DATED: June 11, 1990

Priscilla W. Dunn

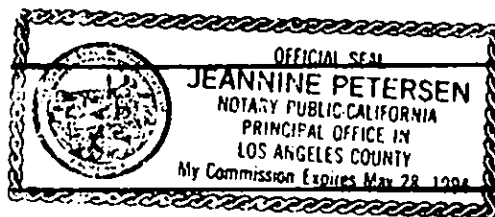
Priscilla W. Dunn (Grantor)

(Grantor)

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.

Jeannine Petersen  
Jeannine Petersen Notary Public

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



(Grantor)

(Grantor)

EXHIBIT "A"

Legal Description

The SE 1/4 of the NE 1/4; and the E 1/2 of the NE 1/4 of the NE 1/4; of Section 12 in Township 75 N. of Range 28 W. of the 5th P.M.; and the N 1/2 of the NW fractional quarter of the SW fractional quarter; and SW fractional quarter of the NW fractional quarter; Lot 6 of the SE 1/4 of the NW fractional quarter and a tract containing 1 acre, being 8 rods N. and S. and 20 rods E. and W. in the SE corner of the NW fractional quarter of the NW fractional quarter, excepting from said Lot 6 and said 1 acre tract a tract described as follows: Commencing at a point 33 feet W. of the NW corner of the SE 1/4 of the NW fractional quarter, running thence S. 120 feet, thence E. 340 feet to the W. line of the public highway, thence in a NWly direction along the W. line of said highway to a point where the W. line of said highway joins the S. line of the public highway running from the aforesaid highway in a SWly direction, and thence from said junction point along the S. line of said highway running in a SWly direction to a point 170 feet N. of the starting point and from thence S. to the point of beginning; the W. 14 rods and 20 links of the NW 1/4 of the NE 1/4, excepting therefrom the N. 20 rods and 7 links thereof; Lots 7 and 8 of the SE 1/4 of the NW fractional quarter, and that part of Lot 5 of said SE 1/4 of the NW fractional quarter described as follows: Commencing at a point on the S. line of said Lot 5, 45 rods W. of the SE corner of said NW fractional quarter, running thence W. along the S. line thereof to the SW corner of said Lot 5, thence N. 44° E. 38 rods and 19 links, thence N. 25° E. 3 chains, thence in a Sly direction to the place of beginning; Lot 4 of the SE 1/4 of the NW fractional quarter, and all that part of said Lot 5 W. of the W. line of said Lot 4 and E. of the E. line of Lot 3 of said SE 1/4 of the NW fractional quarter which lies N. of the public highway; and Lot 1 of the NE 1/4 of the NW fractional quarter, except a tract described as follows: Commencing at the NE corner of said NE 1/4 of the NW fractional quarter, running thence S. 330 feet, thence W. 257.7 feet, thence N. 50° 45' W. 357.7 feet, thence N. 27° E. 116.5 feet to the N. line of said fractional 40 acre tract, thence E. on said line 451.8 feet to the place of beginning, and except a tract described as follows: Commencing at a point 481 feet W. of the NE corner of said NE 1/4 of the NW fractional quarter, thence S. 39° W. 594 feet, thence S. 29° W. 330 feet, thence S. 41° E. 330 feet, thence S. 37° E. 257.4 feet, thence E. 135 feet, thence N. 28° W. 700 feet, thence N. 25° E. 230 feet, thence N. 27° E. 585 feet to the place of beginning; all in Section 7, in Township 75 N. of Range 27 W. of the 5th P.M., subject to the agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and excepting that part of said real

estate conveyed to the State of Iowa for road purposes and for use as a public highway, more particularly described in the conveyance thereof which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less.

Also S 1/2 of the NW fractional 1/4 of the SW 1/4; the SW fractional 1/4 of the SW 1/4, and all that part of the S 1/2 of the NE 1/4 of the SW 1/4 and of the SE 1/4 of the SW 1/4 lying W. of the old abandoned public highway, of Section 6; and all that part of the N. fractional 1/2 of the NW 1/4 of Section 7 lying W. of the old abandoned public highway, except a tract of land 8 rods N. and S. and 20 rods E. and W. in the SE corner of the NW fractional 1/4 of the NW 1/4 of Section 7; all in Township 75 N. of Range 27 W. of the 5th P.M. in Madison County, Iowa.

Also the NW 1/4 of the NE 1/4 of Section 12, Township 75 North, Range 28 West of the 5th P.M., subject to public highways.

Also the N 1/2 of the NE 1/4 of the SE 1/4 (except that part thereof lying S. and W. of Middle River), and all that part of the E. 26-2/3 rods of the S 1/2 of the NE 1/4 of the SE 1/4 which lies N. and E. of Middle River, in Section 12, in Township 75 N. Range 28, W. of the 5th P.M., Madison County, Iowa; and all that part of the S 1/2 of the NW 1/4 of the SW 1/4 which lies N. and W. of Middle River, and all that part of the N. 21.25 rods of the SW 1/4 of the SW 1/4 which lies N. and W. of Middle River, in Section 7, in Township 75 N. Range 27, W. of the 5th P.M.

Also all that part of the W. 26-2/3 rods of the E. 53-1/3 rods of the S. 120 rods of the E 1/2 of the SE 1/4 which lies N. and E. of the middle of the main channel of Middle River and estimated to containing 2-3/4 acres, more or less, in Section 12, in Township 75 N., Range 28 W. of the 5th P.M.

Also SE 1/4 of the SE 1/4 of Section 1, in Township 75 N., Range 28, W. of the 5th P.M., Madison County, Iowa, except a tract described as follows: Commencing at the SW corner of said 40 acre tract, and running thence N. 71 rods, thence E. 20 feet, thence S. 71 rods, thence W. 20 feet to the place of beginning.

Also a tract of land commencing 627.7 feet W. of the SE corner of the SW 1/4 of Section 6, in Township 75 N., Range 27 W. of the 5th P.M., Madison County, Iowa, and running thence W. on the section line 447.8 feet, thence N. 8° 59' E. 476.1 feet, thence N. 9° 39' W. 876.9 feet, thence N. 1° 11' East to the intersection of the W. line of Public Highway #169, thence S. 16° 44' E. along the W. line of said highway approximately 1685.7 feet to the point of beginning; except the following tract condemned for highway purposes: Commencing at a point on the W. line of said highway 207.4 feet Nly from the SE corner of the

above-described tract, and running thence S. 73° 16' W. 9.5 feet, thence SWly along a 253.5 foot radius curve central angle 20° concave Sly 88.7 feet, thence S. 53° 16' W. 189.1 feet to the S. line of said section, thence W. 110.4 feet, thence N. 53° 16' East 277.5 feet, thence NEly along a 319.5 foot radius curve central angle 20° concave Sly 111.8 feet, thence N. 73° 16' E. 9.5 feet, thence S. 16° 44' E. 66 feet to point of beginning and containing 1/2 of an acre, more or less.