



Document 2010 20

Book 2010 Page 20 Type 03 001 Pages 3

Date 1/05/2010 Time 10:56 AM

Rec Amt \$19.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

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

Mark A. Otto, 303 South Second Avenue West, Newton, IA 50208, Phone: (641) 792-7000

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

Rex Emerson and Marjorie Emerson, 110 N. 5th Ave. W., Apt. 306, Newton, IA 50208



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

Mark A. Otto, 303 South Second Avenue West, Newton, IA 50208

**Grantors:**

Rex Emerson  
Marjorie Emerson

**Grantees:**

Linda Jean Ross  
Constance Irene Shebeck

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of One (\$1.00) ----- Dollar(s) and other valuable consideration,  
Rex Emerson and Marjorie Emerson, husband and wife,

do hereby Convey to  
Linda Jean Ross and Constance Irene Shebeck

the  
following described real estate in Madison County, Iowa:

SEE ATTACHED.

Reserving a Life Estate unto Rex Emerson.

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.

Dated: January 4, 2010

Rex Emerson  
Rex Emerson (Grantor)

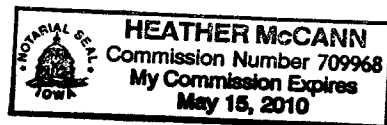
Marjorie Emerson  
Marjorie Emerson (Grantor)

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

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

STATE OF IOWA, COUNTY OF JASPER  
This instrument was acknowledged before me on January 4, 2010, by  
Rex Emerson and Marjorie Emerson, husband and wife.

Heather McCann  
, Notary Public



The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), and the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter of the Southwest Quarter of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

EXCEPT A Parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the South Quarter (1/4) Corner of said Section Thirty-four (34), thence North 00°00'00" 477.26 feet along the east line of the Southwest Quarter (1/4) of said Section Thirty-four (34); thence South 89°44'42" West 389.74 feet; thence South 00°00'00" 474.40 feet to the south line of said Southwest Quarter (1/4); thence South 89°50'00" East 389.74 feet to the point of beginning, said parcel contains 4.26 Acres including 0.54 Acres of public right of way.

AND EXCEPT A parcel of land located in the SE¼SW¼ of Section 34, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa lying on the north side of part of the following described centerline of Primary Road No. 307 as shown on Official plans for Project F-1110(1).

The centerline, designated by station points 100 feet apart, numbered consecutively from west to east, is described as follows; Beginning at Sta. 158+31.6, a point 11.9 ft. southerly of the SW corner of said Sec. 34, thence N 89°44½' E 1385.7 ft. to Sta. 172+17.3, thence easterly 200.0 ft. along a spiral curve, with a long tangent of 133.4 ft., a short tangent of 66.7 ft. and a deflection angle of 5°00' southerly to Sta. 174+17.3, thence easterly 182.7 ft. along a 1146.0 ft. radius curve concave southerly with a long chord bearing S80°41½' E to Sta. 176+00.

Said parcel is described as follows: Bounded on the south by the northerly right of way line of Primary Road No. 307; on the west by the west line of said SE¼SW¼; on the North and east by a line beginning at a point 60 ft. normally distant northerly from centerline on the west line of said SE¼SW¼, thence to a point 60 ft. normally distant northerly from Sta. 172+17.3, thence to a point 60 ft. radially distant northerly from Sta. 174+17.3, thence to a point on said northerly right of way line radial to Sta. 176+00