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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Gordon K. Darling, Jr.	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Mr. Robert C. Newbury, P.O. Box 109, Winterset, IA 50273</u>		
Preparer: <u>Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, (515) 462-2442</u>		
Taxpayer: <u>Mr. Robert C. Newbury, P.O. Box 109, Winterset, IA 50273</u>		



WARRANTY DEED

For the consideration of One and No/100 (\$1.00) Dollar(s) and other valuable consideration,
Max E. Newbury and Ann L. Newbury, Husband & Wife,

_____ do hereby
Convey to Robert C. Newbury

_____ the
following described real estate in Madison County, Iowa:
See 1 in Addendum

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: February 10, 2010

Max E. Newbury
Max E. Newbury (Grantor)

Ann L. Newbury
Ann L. Newbury (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on February 10, 2010, by Max E. Newbury
and Ann L. Newbury,

Jennifer M. Tallmon
Notary Public



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

Addendum

1. Parcel "C" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa. Thence South $84^{\circ}19'49''$ West 660.00 feet along the South line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of existing Parcel "B" which is the Point of Beginning; thence continuing South $84^{\circ}19'49''$ West 200.00 feet along the South line of said Northeast Quarter of the Northwest Quarter; thence North $00^{\circ}35'47''$ East 656.73 feet; thence South $89^{\circ}24'18''$ East 854.85 feet to a point on the East line of said Northeast Quarter of the Northwest Quarter; thence South $00^{\circ}35'42''$ West 89.89 feet along said East line to the Northeast Corner of existing parcel "B"; thence South $84^{\circ}19'49''$ West 544.44 feet along the North line of existing Parcel "B"; thence South $13^{\circ}54'12''$ West 499.01 feet to the Point of Beginning containing 5.467 Acres including 0.042 acres of County Road right-of-way.

CONSIDERATION LESS THAN \$500.00. NO REVENUE STAMPS REQUIRED. NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 10 & 11 APPLY.