



Document 2010 704

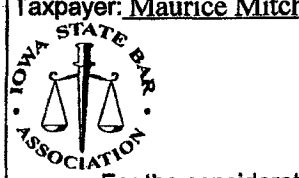
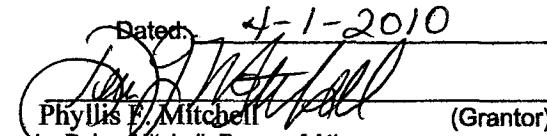
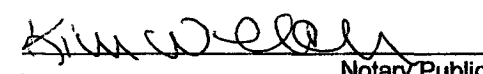
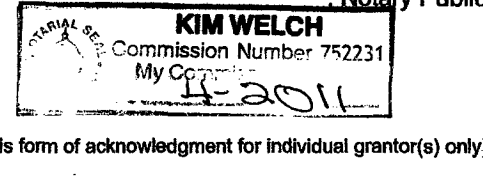
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Date 4/01/2010 Time 8:44 AM

Rec Amt \$14.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2008	Amy S. Beattie	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450		
Preparer: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450		
Taxpayer: Maurice Mitchell, 6516 Bradford Drive, West Des Moines, IA 50266		
	<b>AMENDED AND SUBSTITUTED WARRANTY DEED</b>	
For the consideration of Ten _____ Dollar(s) and other valuable consideration, Maurice D. Mitchell, Sr., married _____ do hereby		
Convey to <u>Mitchell Bros., Inc., an Iowa corporation</u> the		
following described real estate in <u>Madison</u> County, Iowa:		
See Attachment A. Consideration less than \$500. No transfer tax.		
<p>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.</p>		
<u>Maurice D. Mitchell Sr.</u> Maurice D. Mitchell, Sr. (Grantor)	Dated: <u>4-1-2010</u>  Phyllis F. Mitchell (Grantor) by Debra Mitchell, Power of Attorney	
STATE OF <u>IOWA</u> , COUNTY OF <u>DALLAS</u>		
This instrument was acknowledged before me on _____, by <u>Maurice D. Mitchell, Sr., and Phyllis F. Mitchell by Debra Mitchell, her Power of Attorney</u>		
This Amended and Substituted Warranty Deed is filed to correct a legal description attached to Warranty Deed filed January 6, 2010, in Book 2010, Page 34.	 Notary Public 	
(This form of acknowledgment for individual grantor(s) only)		

## Attachment A

The Northeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, except Tract A: Commencing at the Southwest Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence North 90°00' East 978.00 feet along the Quarter Section line to the point of beginning, thence continuing North 90°00' East 310.0 feet, thence North 00°00' 280 feet, thence North 90°00' West 310.00 feet, thence South 00°00' 280 feet to the point of beginning; and except Tract B: Commencing at the Southwest Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 feet, thence North 00°00' 280 feet to the point of beginning, thence North 00°00' 21 feet, thence North 90°00' West 390 feet, thence South 00°00' 21 feet, thence North 90°00' East 390 feet to the point of beginning; and except Tract C: Commencing at the Southwest Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence North 90°00' East 788 feet to the point of beginning, thence continuing North 90°00' East 190 feet, thence North 00°00' 280 feet, thence North 90°00' West 80 feet, thence southwesterly to the point of beginning, the South line of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, is assumed to bear due east and west, And Except Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Fractional Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 316 on August 21, 1998 in the Office of the Recorder of Madison County, Iowa; And Except a parcel described as commencing at the Northeast Corner of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence South 90°00'00" West 964.85 feet along the North line of said Section Nineteen (19) to the Point of Beginning; thence South 00°00'00" 443.71 feet, thence South 90°00'00" West 294.52 feet; thence North 00°00'00" 443.71 feet to the North line of said Section 19; thence North 90°00'00" East 294.52 feet along said North line to the Point of Beginning. Said tract of land contains 3.000 acres including 0.241 acres of Road right of way.

AND

The SE  $\frac{1}{4}$  of the NW fractional  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the SW fractional  $\frac{1}{4}$  of Section 30 Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND

The Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the Fractional West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), and the North 3 acres of the Fractional West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30) in Township Seventy-six (76) North, Range Twenty-Eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; except Parcel "C" in the North Fractional Half ( $\frac{1}{2}$ ) of The Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County; thence South 89°38'09" East 890.00 feet to the Northeast Corner of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence South 89°36'25" East 1275.26 feet to the North Quarter Corner of said Section Thirty (30); thence South 00°35'24" East 1317.28 feet to the Southeast Corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence North 89°47'04" West 300.64 feet along the South line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) thence North 02°12'47" West 499.42 feet; thence North 45°16'05" West 137.59 feet; thence North 32°00'41" West 361.76 feet; thence North 71°59'28" West 276.12 feet; thence North 55°10'58" West 252.28 feet; thence North 53°54'29" West 259.35 feet; thence North 89°38'09" West 890.32 feet to a point on the West line of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30); thence North 00°12'19" East 40.00 feet to the Point of Beginning, containing 18.49 acres including 0.05 acres of County Road right-of-way.