



Document 2010 1499

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

✓ Return to: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

Tax Statement to: Darren Toppin, 2769 – 130th Street, Afton, IA 50830

Warranty Deed

For One Dollar and other valuable consideration, **Gerald D. Toppin and Gaylee M. Toppin, husband and wife (Grantor)**, hereby convey to **Carver Road Irrevocable Trust dated May 20, 2010 (Grantee)**, the following described real estate in Madison County, Iowa:

A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 27, Township 74 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast corner of the NW¹/₄ of the SE¹/₄ of Section 27, T74W, R28W of the 5th P.M., Madison County, Iowa; thence along the east line of said NW¹/₄ of the SE¹/₄, South 00°00'00", 435.53 feet to the point of beginning. Thence continuing along said east line, South 00°00'00", 586.49 feet; thence North 88°50'35" West, 742.87 feet; thence North 00°00'00", 586.40 feet; thence South 88°50'35" East, 742.87 feet to the point of beginning. Said parcel of land containing 10.000 Acres including 0.426 Acres of County Road right of way.

SUBJECT TO ALL EASEMENTS OF RECORD

This conveyance is made for estate planning purposes for consideration of less than \$500 and is exempt from Iowa Groundwater Hazard Reporting, and Iowa Real Estate Transfer Tax.

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate 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 all lawful claims of all persons except as may be above stated. Each of the grantors 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 singular or plural in number, and as masculine or feminine in gender, according to the context

Dated this 29 day of June, 2010.

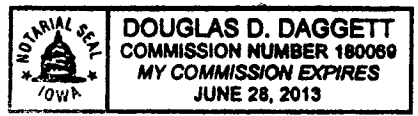
Gerald D. Toppin
Gerald D. Toppin

Gaylee M. Toppin
Gaylee M. Toppin

County of Union; State of Iowa) ss:

This instrument was acknowledged before me on June 29, 2010 by **Gerald D. Toppin and Gaylee M. Toppin, husband and wife.**

DDD:a10794



D. D. Daggett
Notary Public in and for said State and County