



Document 2010 1866

Book 2010 Page 1866 Type 03 001 Pages 2  
Date 8/12/2010 Time 11:09 AM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$13.60  
Rev Stamp# 516 DOV# 577  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>KRM Development, L.L.C., 5105 Waterfront Ct., Pleasant Hill, IA 50327</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>KRM Development, L.L.C., 5105 Waterfront Ct., Pleasant Hill, IA 50327</u>		



### WARRANTY DEED

For the consideration of \$8750.00 Dollar(s) and other valuable consideration,  
Danny D. Douglas and Jacqueline K. Douglas, Husband and Wife

do hereby  
Convey to KRM Development, L.L.C. the

following described real estate in Madison County, Iowa:  
See Legal Description Attached

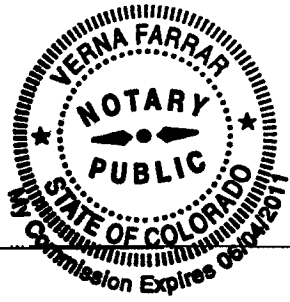
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Danny D. Douglas  
Danny D. Douglas (Grantor)

Dated: 7-13-10  
Jacqueline K. Douglas  
Jacqueline K. Douglas (Grantor)

STATE OF COLORADO, COUNTY OF Arapahoe  
This instrument was acknowledged before me on July 13<sup>th</sup> 2010, by Danny D. Douglas and Jacqueline K. Douglas

Verna Farris  
Notary Public



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

**LEGAL DESCRIPTION:**

Parcel "C" in the Southeast Quarter of the Southwest Quarter of Section 29, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:



Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 29, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 89°54'51" West 280.13 feet along the North line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning; thence South 00°05'09" West 329.99 feet; thence North 89°54'51" West 659.97 feet; thence North 00°05'09" East 329.99 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South 89°54'51" East 659.97 feet to the Point of Beginning containing 5.00 acres.

**EASEMENT DESCRIPTION:**

A 25.00 foot wide ingress/egress and public utility easement being 12.50 feet either side of the following described centerline:

Commencing at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 29, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00°01'34" East 64.00 feet to the Easement Centerline Point of Beginning; thence North 89°54'51" West 280.25 feet to a point on the East line of Parcel "C" in said Southeast Quarter of the Southwest Quarter, which is the easement terminus.