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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet



Preparer Information: (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Dixie L. Smith
1662 Fieldstone Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Dixie L. Smith
1662 Fieldstone Avenue
Earlham, Iowa 50072

Grantors:

Morris D. Smith
Dixie Smith

Grantees:

Dixie L. Smith Revocable Trust dated
September 14, 2010.

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,
Morris D. Smith and Dixie Smith, husband and wife,

do hereby Convey to

Dixie L. Smith as Trustee of the Dixie L. Smith Revocable Trust dated September 14, 2010.

the following described real estate in Madison County, Iowa:

For legal description, please see Exhibit "A" attached hereto and by this reference made a part of this Warranty Deed.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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.

STATE OF IOWA
COUNTY OF MADISON

Dated: September 14, 2010

This instrument was acknowledged before
me on September 14, 2010 by

Morris D. Smith

Dixie Smith

Morris D. Smith
Morris D. Smith (Grantor)

Dixie L. Smith
Dixie Smith (Grantor)

Dean R. Nelson

Notary Public



DEAN R. NELSON
Commission Number 203760
My Commission Expires
December 12, 2012

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

(Grantor)

(Grantor)

EXHIBIT "A"

An undivided one-half interest in and to:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 76 North, Range 29 and the N $\frac{1}{2}$ of the W fractional $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 6, Township 76 North, Range 28 West of the 5th P.M., and

An undivided one-half interest in and to:

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Fractional Quarter ($\frac{1}{4}$); and the East Half ($\frac{1}{2}$) of the Northeast Fractional Quarter ($\frac{1}{4}$) excepting therefrom the following described tract of land, to wit: Commencing at a point 1,087.5 feet West of the Northeast Corner of Section One (1), running thence South 1°17' East 481.9 feet, thence West 227 feet to the West line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), thence North 1°17' West along said West line 481.9 feet, thence East 227 feet to the point of beginning, and containing 2.5107 acres including 0.7096 acres of county road right-of-way, and also excepting therefrom the following described tract of land, to wit: Commencing at a point 926.13 feet West of the Northeast Corner of Section One (1), thence continuing North 89°13'07" West 160.80 feet along the North line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), thence South 00°32'41" East 482.12 feet, thence North 89°13'07" West 231.61 feet to the West line of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South 00°03'09" West 551.71 feet along said West line, thence East 401.64 feet, thence North 00°44'33" West 1,028.55 feet to the point of beginning, and containing 6.803 acres including 0.458 acres of county road right-of-way; all in Section One (1), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.