



Document 2010 2196

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Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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 Lee 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:
That part of the W $\frac{1}{2}$ of the SE $\frac{1}{2}$, and the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, T77N, R29W of the Fifth Principal Meridian, described as follows:

Beginning at the SW corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 2, proceed North along the West line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 2 (N 00°09' E 2231.2') to a point 401.6 feet South of the NW corner thereof; thence N 89°36' E 620 feet; thence n 04°54' W 37.9 feet; thence N 89°33' E 1483 feet; thence S 00°17' W 1132.8 feet; thence S 89°19' W 61.6 feet; thence S 87°05' W 295.1 feet; thence S 06°11' E 494 feet; thence S 47°48' W 322 feet; thence S 62°48' W 837 feet to the South line of said Section 2; thence N 89°57' W 836.4 feet to the point of beginning, all now being in and forming a part of Madison County, Iowa, containing 95.80 acres, more or less, subject to 33 feet of road right-of-way on the west side.

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

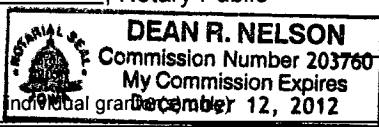
This instrument was acknowledged before
me on September 14, 2010 by
Morris D. Smith
Dixie Smith

Morris D. Smith
Morris D. Smith (Grantor)

Dixie L. Smith
Dixie Smith (Grantor)

Dean R. Nelson
Dean R. Nelson, Notary Public

(Grantor)



(Grantor)

(This form of acknowledgment for individual grantors)