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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

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### SPACE ABOVE THIS LINE FOR RECORDER

Prepared by: Christopher D. Hagenow, 400 East Court Avenue, Suite 346, Des Moines, IA 50309 (515) 284-5001

✓ Return to: Christopher D. Hagenow, 400 East Court Avenue, Suite 346, Des Moines, IA 50309

Tax Statements to: Delores J. Edwards, 1603 W. North Street, Macksburg, Iowa 50125

# WARRANTY DEED

For the consideration of <u>Ten and 00/100 Dollars (\$10.00)</u> and other valuable consideration, <u>Delores J. Edwards</u>, do hereby Convey to <u>Delores J. Edwards and Cathy L. Frisch</u>, <u>Co-Trustees</u>, <u>Trustee of the Delores J. Edwards Living Trust</u>, <u>u/d/t dated November 17, 2010</u>, all of Delores J. Edwards' interest in the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southeast Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) of Section Four (4), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

### AND

The Southwest Quarter (1/4) and the South Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8), AND the Northeast Quarter (1/4) except that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) lying West of Grand River and being about 3 acres of Section Seventeen (17); all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, Continued as follows:

The South West Quarter (1/4) of Section Eight (8) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and the Northeast Quarter (1/4) of Section Seventeen (17) except that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) lying West of Grand River and being about 3 acres; and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the East 23 acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8); in all Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

### **AND**

The West 17 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

## **AND**

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16) and the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), all in Township Seventy-Four North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa

### AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

### AND

The South Half (1/2) of the South Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

### **AND**

Lot Five (5) of the Original Town of Macksburg, in Madison County, Iowa,

## AND

A tract of land described as follows: Commencing at a point 660 feet East of the Northwest corner of Section Five (5), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, running thence East 440 feet, thence South 330 feet, thence West 440 feet, thence North to the place of beginning, containing about 3 1/3 acres; AND the North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., AND the Southwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

Transfer made for no actual consideration. Exempt from transfer tax and declaration of value.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that the grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Dated: / & - / D -	70	-			
Delores J. Edwards	Lwards				
STATE OF IOWA	)				
	) ss:				
COUNTY OF MADISON	)				
On this <u>Decemb</u>			_, before me, the un	•	
in and for said State, personally	y appeared Delores J. J	Edwards to me l	known to be the ider	ntical person named	l in and

who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



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Notary Public in and for the State of Iowa