



Document 2010 3351

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101

Recorder's Cover Sheet

\$1,778,000

Preparer Information: (Name, address and phone number)

Barry L. Griffith, 109 N. Third St., Knoxville, Iowa 50138 641-842-2197

Taxpayer Information: (Name and complete address)

Theodore M. Crosbie and Rowena G. Crosbie, 35854 Filmore Ct., Earlharm, IA 50072



Return Document To: (Name and complete address)

Barry L. Griffith, 109 N. Third St., Knoxville, Iowa 50138

Grantors:

Mark S. McDonald

Grantees:

Theodore M. Crosbie
Rowena G. Crosbie

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and No/100 Dollar(s) and other valuable consideration,
Mark S. McDonald, a single person

do hereby Convey to
Theodore M. Crosbie and Rowena G. Crosbie, husband and wife, tenants in common

the
following described real estate in Madison County, Iowa:

See Page 2 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.

Dated: December 28, 2010

Mark S. McDonald
Mark S. McDonald (Grantor)

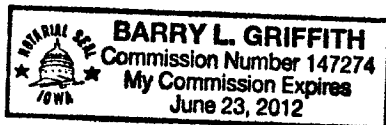
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on December 28, 2010, by Mark S. McDonald, a single person

Barry L. Griffith
Notary Public



WARRANTY DEED
MARK S. MCDONALD / THEODORE AND ROWENA CROSBIE

Legal description:

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), **EXCEPT** the following:

1. That part of Parcel "E", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "G", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 7.747 acres, as shown in Plat of Survey filed in Book 2006, Page 921 on March 9, 2006, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "I", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 4.64 acres, as shown in Plat of Survey filed in Book 2006, Page 1019 on March 16, 2006, in the Office of the Recorder of Madison County, Iowa;

ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.