



Document 2011 563

Book 2011 Page 563 Type 03 001 Pages 4
Date 2/28/2011 Time 2:29 PM
Rec Amt \$24.00 Aud Amt \$10.00
Rev Transfer Tax \$2,616.80
Rev Stamp# 47 DOV# 51

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

cutw

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

B & T Snyder LLC, 20737 Lexington Ln, Minburn, IA 50167

EW

Return Document To: (Name and complete address)

B & T Snyder LLC, 20737 Lexington Ln, Minburn, IA 50167

Grantors:

Daniel P. Busch
Wanda M. Thomas
Charles M. Thomas

Grantees:

B & T Snyder LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of \$1,636,000.00

Dollar(s) and other valuable consideration,

Daniel P. Busch, Single; and Wanda M. Thomas and Charles M. Thomas, wife and husband

do hereby Convey to
B & T Snyder LLC

the following described real estate in Madison County, Iowa:

See Addendum 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: 02/24/11

Daniel P. Busch
Daniel P. Busch (Grantor) (Grantor)

Wanda M. Thomas
Wanda M. Thomas (Grantor) (Grantor)

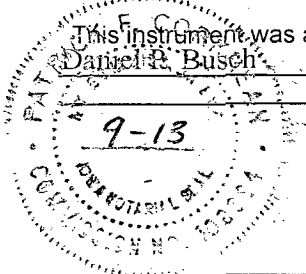
Charles M. Thomas
Charles M. Thomas (Grantor) (Grantor)

(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 2-24-11, by

Daniel P. Busch

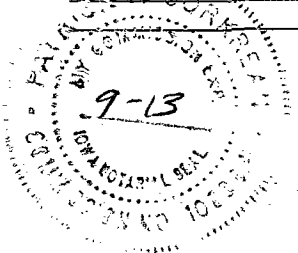


Patrick F. Carter
Patrick F. Carter, Notary Public

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 2-17-11, by
Wanda M. Thomas and Charles M. Thomas

[Signature]
James F. Coorby, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

Addendum

1. The Southeast Quarter ($\frac{1}{4}$), and the South Three-fourths ($\frac{3}{4}$) of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a tract located in the Southwest Quarter ($\frac{1}{4}$) of said Section Seventeen (17) described as follows:
Commencing at the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) and running thence East 20 chains, thence North 78 rods to the center of Middle River, thence up said river to a point 6 chains and 50 links due West, thence South 16 chains and 20 links, thence West to the West line of said Southwest Quarter ($\frac{1}{4}$) thence South to the place of beginning; and also the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seventeen (17), except a tract commencing at the Northwest corner thereof and running thence South 88 rods, thence North 45° East 38 rods and 9 links, thence North $22\frac{1}{2}^\circ$ West 19 rods, thence North $59\frac{1}{2}^\circ$ East 34 rods, thence North 28° East 36 rods and 13 links to the North line of said tract, thence West to the place of beginning, AND

The Northwest Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty (20) described as follows: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and running thence East on the section line 16 chains, thence South 2.80 chains, thence South $78\frac{1}{2}^\circ$ West, 3.32 chains, thence North $41\frac{1}{2}^\circ$ West, 2.49 chains, thence South 70° West, 2.50 chains, thence South 33° West, 8.53 chains, thence south 10.25 chains to the South line of said 40-acre tract, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning.

