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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

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

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

Taxpayer: Richard W. Newton Trust, 9531 Schalgel St., Longmont, CO 80503



### WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,  
Richard W. Newton and Donna Kay Newton, Husband and Wife

do hereby  
Convey to Richard W. Newton, Trustee of the Richard W. Newton Trust u/a December 12, 2007 the

following described real estate in Madison County, Iowa:  
See 1 in Addendum

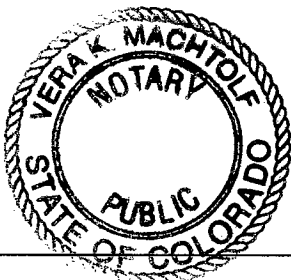
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Richard W. Newton  
Richard W. Newton (Grantor)

Dated: Sept. 7, 2011  
Donna Kay Newton  
Donna Kay Newton (Grantor)

STATE OF COLORADO, COUNTY OF Boulder  
This instrument was acknowledged before me on Sept. 7, 2011, by Richard W. Newton and Donna Kay Newton

Lisa K. Mactolf  
Notary Public



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

## Addendum

1. An undivided one-third interest in and to:

See Exhibit "A" Attached

The consideration for this Warranty Deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

EXHIBIT "A"

The North 37½ acres of the Northeast Quarter (¼) of the Southwest Quarter (¼), **AND** the West Three-quarters (¾) of the Southeast Quarter (¼) except 6.52 acres conveyed for highway purposes, **AND** the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southeast Quarter (¼), **AND** the Northeast Quarter (¼) of the Southeast Quarter (¼) of the Southeast Quarter (¼), ALL in Section Ten (10), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract commencing at a point of reference at the South Quarter (¼) corner of said Section Ten (10), thence North 90° 00' East 18.8 feet along the South line of the Southeast Quarter (¼) of said Section Ten (10) to a point of intersection with the Easterly right of way line of Iowa Highway 162 and the point of beginning of the tract herein described (this is assumed bearing for purposes of this description only); thence Northeasterly 92.9 feet along said Easterly right of way line of Iowa Highway 162 being a 1196.0 foot radius curve concave Northwesterly (chord: North 31° 25½' East 92.8 feet) to a point of tangency; thence North 29° 31' East 841.5 feet along said Easterly right of way line of Iowa Highway 162 to a point; thence South 32° 52½' East 331.5 feet to a point; thence South 17° 11½' West 558.0 feet to a point of intersection with said South line of the Southeast Quarter (¼) of Section Ten (10); thence North 90° 00' West 478.0 feet along said South line of the Southeast Quarter (¼) of Section Ten (10) to the point of beginning, and containing 6.0 acres more or less; **AND EXCEPT** the West 423 feet of the North 37½ acres of the said Northeast Quarter (¼) of the Southwest Quarter (¼).

Land in Section 2-75-28:

A parcel of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
Commencing at the Northeast Corner of said Section Two (2), thence South 89°56' West 1056.0 feet along the North line of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), thence South 0°04' East 78.8 feet to the Point of Beginning, thence continuing South 0°04' East 53.2 feet, thence South 89°56' West 165.0 feet, thence North 0°04' West 48.4 feet, thence North 88°16' East 165.1 feet to the Point of Beginning, containing 0.2 acres, more or less; **AND** a tract of land commencing 74 rods West of the Northeast corner of said Section Two (2), thence South 8 rods, thence East 10 rods, thence South 28 rods, thence West 26 rods, thence South 16 rods, thence West to the East line of the West 50 acres of the Northeast Quarter (¼) of said Section; thence North to the North line of said Section; thence East to the point of beginning; **AND** the West 50 acres of the Northeast Quarter (¼) of said Section Two (2), **EXCEPT** the North 268.71 feet of the West 417.42 feet thereof; **AND EXCEPT** the South 33-1/3 rods of the East 24 rods thereof; **AND EXCEPT** a tract of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), more particularly described as follows:  
Commencing at the North Quarter (¼) Corner of said Section Two (2), thence North 90°00' East 417.42 feet along the Section line, thence South 00°05' West 82.50 feet to the

point of beginning, thence continuing South 00°05' West 379.95 feet, thence South 90°00' East 404.13 feet, thence North 00°05' East 361.59 feet, thence North 87°28' West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres; **EXCEPT** Parcel "A" located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2, Page 737 on November 20, 1996, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** that portion of the above-described real estate conveyed to the State of Iowa for highway purposes.