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Date 10/28/2011 Time 11:35 AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$47.20

Rev Stamp# 311 DOV# 326

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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Official Form No. 101 - May 2006

David R. Elkin

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

Return To: Katherine L. Saffell, 105 SE Hart Avenue, Des Moines, Iowa 50315

Preparer: David R. Elkin, 315 East 5th Street, Ste 5, Des Moines, IA 50309, (515) 244-3188

Taxpayer: Katherine L. Saffell, 105 SE Hart Avenue, Des Moines, Iowa 50315

\$ 30,000.00



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Rex L. Mayhugh and Cindi Linn Mayhugh, husband and wife,

do hereby

Convey to Diann L. Padgett and Katherine L. Saffell, as tenants in common,

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.

Rex L. Mayhugh
Rex L. Mayhugh (Grantor)

Dated: 10/20/11
Cindi Linn Mayhugh
Cindi Linn Mayhugh (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on _____, by Rex L. Mayhugh and Cindi Linn Mayhugh, husband and wife,



[Signature], Notary Public

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

Addendum 1/2

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

The East Seven (7) Acres, more or less, of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, being that land lying East of the railroad right of way,

AND

All that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide, being 75 feet on each side of the located main track centerline of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now staked and located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Quarter Quarter 2,322.2 feet East of the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence Southerly in a straight line 1,318.4 feet to a point in the South line of said Quarter Quarter 300 feet West of the Southeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section. Also, two additional strips of land each being 25 feet in width, one strip lying Easterly of and adjacent to the above described Right-of-way and one strip lying Westerly of and adjacent to the above described Right-of-way and each strip commencing at a point 275.7 feet North of the South line of said Quarter Quarter as measured along said main track centerline and extending Northerly 300 feet as measured along said main track center line. Also, two triangular parcels of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27) more fully described as follows: Beginning at the point of intersection where the East and West center line of the Southeast Quarter (1/4) of Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence East along said East and West center line of the Southeast Quarter (1/4) of said Section, 75.06 feet to the point of beginning; thence continue East along said East and West center line 150 feet; thence Southwesterly at an exterior angle of $133^{\circ} 48'$ to the said East and West center line 208.02 feet to a point in the East Right-of-way line of said Railroad; thence Northerly at an interior angle of $46^{\circ} 06'$ to the last described line 150 feet to the point of beginning. Also, beginning at the point of intersection where the East and West center line of the Southeast Quarter (1/4) of Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence West along said East and West center line of the Southeast Quarter (1/4) of said Section, 75.06 feet to the point of beginning of the land to be conveyed; thence continue West along said East and West center line 175 feet; thence Southeasterly at an exterior angle of $136^{\circ} 06'$ to the last described line 252.2 feet to a point in the West Right-of-Way line of said Railroad; thence Northerly at an interior angle of $43^{\circ} 54'$ to the last described line 175 feet to the point of beginning and containing in all 5.16 acres, more or less. Also, all that part of the Northwest Quarter (1/4) of the Northeast



Addendum 2/2

Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide being 75 feet on each side of the located main track center line of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Quarter Quarter 300 feet West of the Northeast corner thereof; thence Southerly in a straight line 450 feet containing 1.5 acres, more or less