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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

Rev Stamp# 326 DOV# 345

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©THE IOWA STATE BAR ASSOCIATION FOR THE LEGAL EFFECT OF THE USE OF Mark L. Smith THIS FORM, CONSULT YOUR LAWYER Official Form No. 101 - May 2006 Return To: Madison County Realty, 65 Jefferson, Winterset, IA Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731 Taxpayer: James Kevin Patrick, 2018 Hogback Bridge Road, Winterset, IA 50273 WARRANTY DEED For the consideration of -----\$130,000,00----- Dollar(s) and other valuable consideration, David Parsons, Single do hereby Convey to James Kevin Patrick the following described real estate in **MADISON** County, Iowa: See 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: //- 9-26// **David Parsons** (Grantor) (Grantor) **IOWA MADISON** STATE OF . COUNTY OF This instrument was acknowledged before me on 11-9-2011 David Parsons RARAH M. COWMAN **Notary Public** sion Number 754017 My Commission Expires

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

The North Half (½) of the Northwest Quarter (½) of the Northeast Quarter (½) of Section Twenty-six (26) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof heretofore conveyed for railroad purposes and described as commencing at the Southwest corner of said tract and running thence East on the South line thereof 56.53 feet, thence Northwesterly 110 feet to the West line of said tract, thence South 94.46 feet to the point of beginning and containing 6/100 of an acre more or less, AND EXCEPT Parcel "C" located in the North Half (½) of the Northwest Quarter (½) of the Northeast Quarter (½) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 14.508 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 5772 on December 12, 2004 in the Office of the Recorder of Madison County, Iowa,

