



Document 2011 3335

Book 2011 Page 3335 Type 03 001 Pages 3  
Date 12/12/2011 Time 8:15 AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$203.20  
Rev Stamp# 357 DOV# 376  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



# 127,500.00

**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Eric F. Turner, AT0008054, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: (515) 245-9509

**Taxpayer Information:** (Name and complete address)

Mr. John B. Rasmussen, 1144 Highway 169, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Eric F. Turner, AT0008054, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: (515) 245-9509

**Grantors:**

JSC Properties, Inc.

**Grantees:**

Jeffrey A. Koch  
Diane K. Koch

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of One  
Dollar(s) and other valuable consideration,  
JSC Properties, Inc.

a corporation organized and existing under the laws of  
Iowa

does hereby Convey to  
Jeffrey A. Koch and Diane K. Koch, husband and wife, as joint tenants with full rights of survivorship  
and not as tenants-in-common

the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in Parcel "A" located in the West Half (1/2) of the Fractional Northwest Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa containing 61.02 acres as shown in Amended Plat of Survey filed in Book 2005, Page 5525 on November 15, 2005, in the office of the Recorder of Madison County, Iowa.

No warranties are given hereunder for that portion of the real estate described on Exhibit A.

Subject to easements, covenants and restrictions of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

JSC Properties, Inc.  
a(n) Iowa corporation

Dated: December 6, 2011

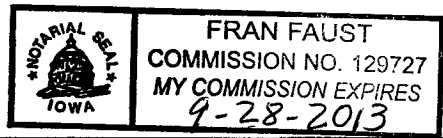
By [Signature]  
Paul D. Hayes, President Title

By \_\_\_\_\_  
Title

STATE OF IOWA COUNTY OF Polk

This instrument was acknowledged before me on \_\_\_\_\_  
by Paul D. Hayes  
as President  
of JSC Properties, Inc.

[Signature], Notary Public



# EXHIBIT A

E-6562

## LEGAL DESCRIPTION

RASMUSSEN FARM  
EAST OF FENCE  
FEBRUARY, 24, 2011

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5<sup>th</sup> P.M., MADISON COUNTY, IOWA WHICH IS ALSO A PART OF PARCEL 'A' RECORDED IN BOOK 2005, PAGE 5525, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 'A' EXCEPT COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE N88°27'32"E, 63.60 FEET ALONG THE NORTH LINE OF SAID SECTION 7 TO THE NORTHWEST CORNER OF SAID PARCEL 'A' AND THE POINT OF BEGINNING; THENCE CONTINUING N88°27'32"E, 1234.54 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A', AND THE NORTH LINE OF SAID SECTION 7 TO A POINT; THENCE S01°32'20"E, 2086.03 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A'; THENCE S88°35'14"W, 1251.26 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE N00°02'01"E, 767.65 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' TO A POINT; THENCE N01°43'41"W, 1315.86 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.892 ACRES MORE OR LESS.