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Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$141.60

Rev Stamp# 249

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

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)

Kelly Grandstaff and Pam Grandstaff, 3205 220th St., St. Charles, IA 50240

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

Kelly Grandstaff and Pam Grandstaff, 3205 220th St., St. Charles, IA 50240

Grantors:

August John Martin

Becky L. Martin

Grantees:

Kelly Grandstaff

Pam Grandstaff

Legal description: See Page 2

Document or instrument number of previously recorded documents:

The North 15 acres of the East Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East Half of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT any part thereof located in parcels one through four described as follows:

1. A parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), South 85°04'56" West, 626.25 feet; thence North 22°00'30" West, 61.65 feet to the point of beginning. Thence continuing North 22°00'30" West, 170.00 feet; thence South 84°23'30" West, 256.00 feet; thence South 22°00'30" East, 170.00 feet; thence North 84°23'30" East, 256.00 feet to the point of beginning. Said parcel of land contains 0.958 Acres.
2. A parcel of land located in the East 22 acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M. and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., all in Madison County, Iowa, and described as follows: Beginning at a point where the East line of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., intersects the centerline of the Madison County Road, thence along said Madison County road South 60°23' West 121.7 feet; thence North 05°52' West 1489.4 feet; thence South 84°27' West 427.7 feet; thence North 21°57' West 420.5 feet; thence North 19°47' West 654.9 feet; thence South 83°59' West 140.0 feet; thence North 02°23' West 420.16 feet; thence North 77°23' East 246.05 feet; thence South 86°56' East 469.0 feet; thence North 83°06' East 592.1 feet to the East line of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.; thence South along the East line of said Section Thirty-four (34) and Three (3) to the point of beginning,
3. A parcel of land located in the East 22 Acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., and a parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., described as follows: Beginning at a point where the East line of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M. intersects the centerline of the Madison County Road, thence along said Madison County Road South 60°23' West 121.7 feet to the point of beginning, thence North 5°52' West 1489.4 feet, thence South 84°27' West 427.7 feet, thence South 21°27' East to the North line of said Section Three (3) thence West on the North line of said Section Three (3) to the West line of the East 22 acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), thence South on the West line of said East 22 acres to a point which is 728 feet North of the Southwest corner of said East 22 acres, thence East 429.33 feet, thence South 431 feet to the center of the Madison County Road, thence Easterly along the center of the Madison County Road to the point of beginning,
4. Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.931 acres, as shown in Plat of Survey filed on July 16, 1993 in Book 2, Page 401 of the records of the Recorder of Madison County, Iowa.

AND a parcel of land in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Iowa, and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Iowa, described as being 10 feet, measured perpendicular, on each side of the following described line: Commencing at the Southwest Corner of the East 22 acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), thence North 330.0 feet; thence East 439.33 feet to the point of beginning; thence North 675.0 feet; thence North 46°37' West 393.5 feet; thence North 21°27' West 500.0 feet to the point of termination,