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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: Hal S. Chase Trust, PO BOX 29, Winterset, IA 50273



### WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,  
Hal S. Chase and Avril L. Chase, Husband and Wife

do hereby

Convey to Hal S. Chase as Trustee of the Hal S. Chase Trust created under the Trust Agreement dated February 12, 1998 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.

Hal S. Chase  
Hal S. Chase (Grantor)

Dated: 8/17/2012  
Avril L. Chase  
Avril L. Chase (Grantor)

STATE OF IOWA, COUNTY OF Polk  
This instrument was acknowledged before me on August 17, 2012, by Hal S. Chase  
and Avril L. Chase

Kari Lange  
Notary Public



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

## Addendum

1. The East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 9.75 acres, as shown on Plat of Survey filed in Book 2010, Page 1563 on July 8, 2010, in the Office of the Recorder of Madison County, Iowa,

AND

The Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) all in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

AND

See Legal Description Attached

This deed is exempt according to Iowa Code 428A.2(21).

**Commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4), thence East 3 chains to Middle River, thence South 2° West 6.15 chains, thence South 45° East, 6 chains, thence North 85° East 13 chains to the East line of said 40-acre tract, thence South on said East line 10.88 chains to the Southeast corner of said 40-acre tract, thence West on the South line of said 40-acre tract to the Southwest corner thereof, thence North on the West line of said 40-acre tract to the place of beginning, being all that part of said Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) lying and being South and West of Middle River; and also all that part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) lying and being West and North of Middle River and containing 30 acres, more or less; all of the foregoing-described land lying and being in Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.**