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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: Lynne M. Grossman Living Trust, 504 Vintage Point, Waukee, IA 50263



### WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,  
Mark C. Grossman and Lynne M. Grossman, Husband and Wife

do hereby  
Convey to Lynne M. Grossman, Trustee of the Lynne M. Grossman Living Trust dated December 27,  
2011 the

following described real estate in Madison County, Iowa:  
See Legal Description Attached

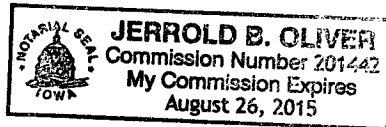
This deed is exempt according to Iowa Code 428A.2(21).

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.

Mark C. Grossman (Grantor)

Dated: 11-1-12  
  
Lynne M. Grossman (Grantor)

STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on Nov. 1, 2012, by Mark C. Grossman and Lynne M. Grossman



Notary Public

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

## EXHIBIT "A"

A tract of land described as follows: Commencing at a point 5 rods East of the Southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Four (4), and running thence North  $2^{\circ}$  East 28 rods, thence East parallel with the South line of said Quarter Section, 75 rods, thence South 28 rods to the South line of said Quarter Section, thence West to the place of beginning (except all that part of said tract lying South of the natural channel of Middle River); also, all that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Four (4) which lies West of the present channel of Middle River; also, commencing at a point where the center of the main channel of Middle River crosses the West line of the East one-fourth ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), thence following the centerline of said river downstream to a point where said river crosses a line extending North  $2^{\circ}$  East, from a point 5 rods east of the center of said section Four (4), thence North  $2^{\circ}$  East to a point 8 chains from a point 5 rods East of the center of said Section Four (4), thence North  $75^{\circ}$  West 5 rods, thence North  $88^{\circ}$  West to a point directly North of the place of beginning; thence South to the place of beginning, all in Section Four (4), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.