



Document 2012 3370

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Rec Amt \$12.00 Aud Amt \$10.00

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SCAN

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: Mark C. 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 Mark C. Grossman, Trustee of the Mark C. 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).

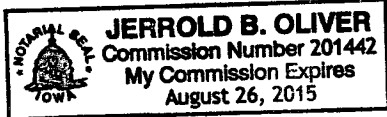
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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)

The following described real estate located in Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, to-wit: The North One-half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter; AND all that part of the West One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying South of the North River containing 18 Acres more or less except a right of way across the Southwest corner thereof described as commencing at a point 30 feet North of the said Southwest corner, thence running South to said Southwest corner, thence East 30 feet, thence Northwest to the point of beginning; AND the South 19 acres of the East One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); AND the South One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); AND the Southeast Quarter ($\frac{1}{4}$) except the North 32 rods of the East 10 rods thereof; AND the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$);

AND

The following described tract located in the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, to-wit: Commencing at the Southwest corner of said Section Fifteen (15), thence running North 122 rods, thence East 120 rods, thence South 74 rods, thence in a Southwesterly direction in a straight line to a point 8.23 chains North of a point 9 rods West of the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), thence South 11.92 rods, thence South, $55\ 1/2^\circ$ West, 5.40 chains, thence South to the South line of said Section Fifteen (15), thence West to the point beginning; **EXCEPTING THEREFROM** the following two parcels, to-wit:

1. A parcel located in the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 40 acres, as shown in Plat of Survey filed in Plat Book 2, Page 347 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa.
2. That part of a parcel located in the Southwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), as shown in Plat of Survey filed in Plat Book 2, Page 339 on September 28, 1992, in the Office of the Recorder of Madison County, Iowa.