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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION 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
Mark C. Grossman (Grantor)

Dated: 11.1.12
Lynne M. Grossman
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

Jerrold B. Oliver
Notary Public
JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2015

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

Parcel "C", located in the Northwest Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 573.69 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23 to the Point of Beginning; thence North 90°00'00" East, 495.01 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 0°00'00" West, 264.00 feet; thence South 90°00'00" West, 495.01 feet; thence North 0°00'00" East, 264.00 feet to the Point of Beginning. Said Parcel contains 3.000 acres, including 0.375 acres of County Road right-of-way

Subject to a Real Estate Contract to sell said real estate to Chris Kneedler and Toni Kneedler dated July 1, 1999, and August 9, 1999, in Book 141, Page 760 of the Recorder's Office of Madison County, Iowa. Grantors, Mark C. Grossman and Lynne M. Grossman, husband and wife, hereby assign all right, title and interest into and said Real Estate Contract to Mark C. Grossman, Trustee of the Mark C. Grossman Living Trust dated December 27, 2011.