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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 West Jefferson, P. O. Box 199, Osceola, IA 50213,
Phone: (641) 342-2157

Taxpayer Information: (Name and complete address)

Andrew A. Ross, 7019 N. Valley Drive, Urbandale, IA 50322

Return Document To: (Name and complete address)

Lawrence P. Van Werden, 200 West Jefferson, P. O. Box 199, Osceola, IA 50213,
Phone: (641) 342-2157

Grantors:

Doris C. See

Grantees:

Andrew A. Ross

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Estate planning objectives--- Dollar(s) and other valuable consideration,
Doris C. See a/k/a Doris See,
an unmarried person
Andrew A. Ross

do hereby Convey to _____ the
following described real estate in Madison County, Iowa:

The legal description of the real estate being conveyed herein is set out in "Exhibit A", which is attached hereto and made a part hereof by this reference.

No Transfer Tax
No Consideration

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.

Dated: November 8, 2012

Doris C. See
Doris C. See (Grantor)

(Grantor)

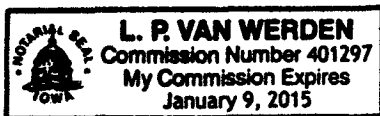
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This instrument was acknowledged before me on November 8, 2012, by Doris C. See,
an unmarried person

L. P. Van Werden
, Notary Public



LEGAL DESCRIPTION

DORIS C. SEE

TO

ANDREW A. ROSS

FEE TITLE

Tract 1:

The North One-half of the Southwest Quarter of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

and

Tract 2:

The North 600 feet of the South 825 feet of the East 800 feet of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-four (34) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

EASEMENT

Tract A:

A permanent easement for access and the placement of underground utility lines for the benefit of the above described real estate conveyed by fee simple title herein, under, through, and across the following described real estate:

The South 20 feet of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This easement area is intended to be adjacent to and immediately North of the partition fence located in or near the Southern boundary of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

If a future survey or other cause resulted in this partition fence being moved North or South, this easement shall move accordingly, and always be located adjacent to and immediately North of the fence located along the South side of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section Thirty-four (34). In the event there is no fence along the South side of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section Thirty-four (34), the easement shall be located based upon the location of the fence and the original routing as of November 1, 2012.

and

Tract B:

A tract 20 feet in width extending from the Eastern boundary of Tract A, in a Southeasterly direction in a reasonably straight line along the ridge top to a point on the North 250 feet of the West boundary of Tract 2.

The titleholder of the access easement may place gravel or other non-polluting hard surfacing materials upon the surface of the access easement. The titleholder of the easement shall be responsible for mowing or otherwise destroying the weeds on the easement area. The titleholder of the easement may install a field entrance and gate at the West end of the easement area.