



Document 2013 874

Book 2013 Page 874 Type 03 001 Pages 3  
Date 3/26/2013 Time 3:25 PM  
Rec Amt \$17.00 Aud Amt \$25.00  
Rev Transfer Tax \$207.20  
Rev Stamp# 79 DOV# 79

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$129,900

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2536 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4618

Return to:

Pontier Properties, L.L.C., 11607 60th Ave, Prole, IA 50229

Mail tax statements to:

Pontier Properties, L.L.C., 11607 60th Ave, Prole, IA 50229

Order No.: MES-43601/BL

## WARRANTY DEED


Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Edna Marie Taylor, a single person by and through Rory D. Taylor, as attorney-in-fact**, does hereby convey unto **Pontier Properties, L.L.C., a limited liability company**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

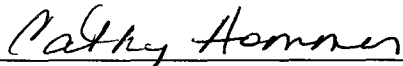
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
\_\_\_\_\_  
Rory D. Taylor  
As attorney-in-fact for  
Edna Marie Taylor

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on Mar 24 20 13 by Rory D. Taylor, as attorney-in-fact for Edna Marie Taylor, a single person.

"NOTARIAL SEAL" IOWA  
CATHY HOMMER  
COMMISSION NUMBER 720282  
My Commission Expires  
1-7-2015

  
\_\_\_\_\_  
Notary Public in and for said State

## EXHIBIT "A"

**TRACT I: Blocks Eighteen (18) and Nineteen (19), in the Original Town of Bevington, Madison County, Iowa, and the vacated street lying on either side of said Block Eighteen (18); AND a tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa more particularly described as follows to-wit: Commencing at the Southwest corner of the above-named Block Nineteen (19), thence South to the center of Middle River, thence in a Northeasterly direction, with the meanderings of Middle River, to a point directly South of the Southwest corner of Block Seventeen (17), thence North to the Southwest corner of Block Seventeen (17), thence Southwesterly to the point of beginning**

**AND**

**TRACT II: All that part of Blocks Thirteen (13) and Fourteen (14), and the vacated streets lying on either side of said Block Fourteen(14), lying South of Iowa Highway No. 92; all in the City of Bevington, Madison County, Iowa**

**AND**

**ALL that part of the former Des Moines, Winterset & Southwestern Railroad Company (now known as Chicago, Rock Island and Pacific Railroad Company) Right-of-Way lying between said Tract I and said Tract II, all in the City of Bevington, Madison County, Iowa; that part of River Road that lies in said Tract II and in the said former Railroad Right-of-Way being subject to the exclusive control of the City of Bevington**

