



Document 2013 1163

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Date 4/26/2013 Time 9:50 AM

Rec Amt \$12.00 Aud Amt \$25.00

Rev Transfer Tax \$719.20

Rev Stamp# 106 DOV# 103

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

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CHEK

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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: Bruce A. Bellamy, 1904 Hogback Bridge Road, Winterset, IA 50273



WARRANTY DEED

For the consideration of \$450,000.00 Dollar(s) and other valuable consideration,
Karen J. Philips and Craig Philips, Wife and Husband

do hereby
Convey to Bruce A. Bellamy

the
following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED

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: 2-12-2013

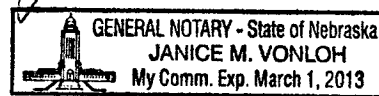
Karen J. Philips
Karen J. Philips (Grantor)

Craig Philips
Craig Philips (Grantor)

STATE OF NEBRASKA, COUNTY OF PHELPS

This instrument was acknowledged before me on FEB. 13, 2013, by Karen J. Philips and Craig Philips

Janice M. VonLoh
Notary Public



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

EXHIBIT "A"

All our undivided interest in and to:

TRACT A:

Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14); and the West Half (W 1/2) of the Northwest Quarter (NW 1/4) except a tract of land described as: Commencing at the Southwest corner of the Northwest Quarter (NW 1/4) Northwest Quarter (NW 1/4) of Section Thirteen (13) thence South 370' thence East 490' thence North 700' thence West 490' thence South 330' to the point of beginning and Southeast quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the South 20 acres of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), and the South 8 acres of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), and all that part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12) Lying South of the main channel of the North River except a tract of land described as commencing at the Southeast corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) thence West 84 feet, thence North 510 1/2 feet thence West 172 1/2 feet thence South 81' West 600 feet thence North 8 3/4' West to the center of the main channel of said North River thence Easterly along the center of said main channel to the East line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) thence South on said East line to the point of beginning all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa

TRACT B:

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4); the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the North One-fourth (N 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the South Three-fourths (3/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the South 8 acres of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the South Three-fourths (3/4) of the East one-fourth (E 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.