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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

William G. Eischen, 2241 Pioneer Lane, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

W.G.E. Partners, LP,

Grantees:

William G. Eischen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$1.00 Dollar(s) and other
valuable consideration, W.G.E. Partners, LP,

a(n) Limited Partnership organized and existing under
the laws of Iowa does hereby Convey to William G. Eischen

the following described real estate in Madison County, Iowa:
See Legal Description Attached Hereto

This deed is exempt according to Iowa Code 428A.2(21).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: June 3, 2013

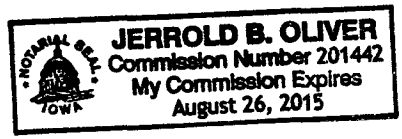
W.G.E. Partners, LP,
a(n) Limited Partnership

By [Signature]
William G. Eischen, Partner

By _____

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this June 3, 2013
by William G. Eischen
as Partner
of W.G.E. Partners, LP,



[Signature], Notary Public

LEGAL DESCRIPTIONS

- 1) A tract of land in the Southwest Quarter of the Northeast Quarter of Section 3, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the SW1/4 of the NE 1/4 of Section 3, T75N, R27W of the 5th P.M., Madison County, Iowa; thence North 00 00'00" 481.70 feet along the east line of said SW1/4 of the NE1/4 to the point of beginning. Thence continuing North 00 00'00" 415.50 feet; thence North 83 57'09" West 470.90 feet; thence South 06 08"09" West 467.79 feet; thence South 90 00'00" East 518.28 feet to the point of beginning. Said tract contains 5.00 acres including 0.34 acres of County Road Right of Way

- 2) A tract of land located in the Southwest Quarter (1/4) of Section 3, Township 75 North, Range 27, West of the 5th P.M. Madison County, Iowa, more particularly described as: the East Half (1/2) of the Northeast Quarter (1/4) of said Southwest Quarter (1/4) of Section 3 and beginning at the Northeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of said Southwest Quarter (1/4) of Section 3, thence North 89 17'59" West 344.86 feet along the North line of said West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 3 (this is an assumed bearing for purposes of this description only) thence South 24 38'09" East 312.83 feet; thence South 46 48'28" East 279.78 feet to a point of intersection with the East line of said West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 3, thence North 1 16'10 East 471.75 feet along said East line of the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 3 to the point of beginning and all right, title and interest in and to an Easement contained in Warranty Deeds recorded in deed record 123, page 488 and deed record 123, page 490
- 3) Lots 9 and 10 of the Subdivision of the Southeast Quarter (1/4) of Section 34, in Township 76 North, Range 27 as shown by the plat recorded at Page 337 of Deed Record 8 of the records of Madison County, Iowa
- 4) The Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Northeast Quarter of the Southeast Quarter except Parcels A and B, the FRL of the Northeast Quarter of the Northwest Quarter, and the FRL of the Northwest Quarter of the Northwest Quarter, all in Section 2, Township 75, Range 27, Madison County, Iowa

LEGAL DESCRIPTIONS - 2

- 5) The East 10 acres of the Southwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, Section 35, Township 76, Range 27, Madison County, Iowa

- 6) The Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, Section 17, Township 75, Range 26, Madison County, Iowa

- 7) The Southeast Quarter of the Southwest Quarter, the South 20 acres of the Northwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the FRL of the Northeast Quarter of the Northeast Quarter, and the FRL of the North Half of the Northwest Quarter of the Northeast Quarter, Section 3, Township 75, Range 27, Madison County, Iowa