



Document 2014 28

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

13211B

Preparer Information: (name, address and phone number)

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Kindra Zaun Olson, 2391 Osage Trail, Winterset, IA 50273

Return Document To: (name and complete address)

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

~~William and Sylvia Van Worden Trust~~, Lawrence P. Van Werden, Dorothy J. Van Werden,
James E. Van Werden, Susan L. Van Werden, Gretchen Otto and Nelson Otto

Grantees:

Kindra Zaun Olson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WIN

Adam Doll

WARRANTY DEED
(Several Grantors)

For the consideration of One (1) Dollar(s) and other valuable consideration, Lawrence P. Van Werden and Dorothy G. Van Werden, husband and wife, James E. Van Werden and Susan L. Van Werden, husband and wife, Gretchen Otto and Nelson Otto, wife and husband, do hereby Convey to Kindra Zaun now known as Kindra Zaun Olson the following described real estate in Madison County, Iowa:

See Addendum

This deed is given as full performance of a certain contract for the sale of said real estate, recorded at the County Recorder's office in Madison County, Iowa, on August 29, 2011 (which contract is duly merged herein) to and including which date only all general warranties and covenants herein extend; thereafter, grantors warrant title only as against themselves and all parties claiming by, through or under said grantors or either of them. *Contract recorded in Book 2011, Page 2290.*

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: 12-23-13

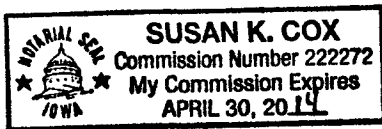
Lawrence P. Van Werden
Lawrence P. Van Werden (Grantor)

Dorothy G. Van Werden
Dorothy G. Van Werden (Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This instrument was acknowledged before me on December 19, 2013, by Lawrence P. Van Werden and Dorothy G. Van Werden, husband and wife.

Susan K. Cox
Susan K. Cox, Notary Public



James E. Van Werden
James E. Van Werden (Grantor)

Susan L. Van Werden
Susan L. Van Werden (Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on 12-23-13, by James E. Van Werden and Susan L. Van Werden, husband and wife.



Nancy Huard
Nancy Huard, Notary Public

Gretchen Otto
Gretchen Otto (Grantor)

Nelson Otto
Nelson Otto (Grantor)

STATE OF MINNESOTA, COUNTY OF HINNIPIN

This instrument was acknowledged before me on December 19, 2013, by Gretchen Otto and Nelson Otto, wife and husband.

Valerie A. Forthun
_____, Notary Public



EXHIBIT "A"

Parcel "D" located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2011, Page 1948 on July 27, 2011, in the Office of the Recorder of Madison County, Iowa.

Easement Legal Description:

Sellers, their heirs and assigns, reserve a 12.50 foot wide ingress/egress easement which is on Parcel "D" the North line of the retained easement is described hereinafter. Sellers grant to Buyers a 12.50 foot wide ingress/egress easement of which 12.50 feet is on the adjacent property described as Parcel "C". The granting of said easement and retention of said easement covers land that is contiguous and rectangular in shape.

A 25.00 foot wide ingress/egress easement of which 12.50 feet is on Parcel "C" and 12.50 feet is on Parcel "D". The centerline of the easement is described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5th P.M.; thence South $01^{\circ}01'41''$ West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Southeast Corner of Parcel "C" which is the Northeast Corner of Parcel "D" which is the Easement Point of Beginning; thence North $89^{\circ}46'19''$ West 250.09 feet along the South line of Parcel "C" which is the North line of Parcel "D" to the end of the easement.

There shall be no buildings, plants, structures or obstruction placed on said easement which would impede travel over said easement. Granting that easement to Buyers shall run with Buyer's land, reservations by Sellers of the easement shall run with the owner of Parcel "C".

FENCE AGREEMENT

Sellers have, or shall fence the non-county road right-of-way perimeter and the non-ingress/egress easement on the North, West and South of said property. Thereafter said fence shall be owned by and maintained by Buyers, their heirs and assigns.