



Document 2014 573

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Michael K. Thibodeau
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✓
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Address Tax Statements: Grinnell State Bank, 5601 Merle Hay Road, P.O. Box 200, Johnston, IA 50131

WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, **Clifford A. Newman and Gabriella Mammana Newman, as husband and wife**, Grantors, do hereby convey to **Grinnell State Bank**, Grantee, the following described real estate in **Madison County, Iowa**:

See Exhibit "A"

EXEMPTION NO. 17: This deed is given in lieu of foreclosure. The undersigned Grantors hereby state that:


1. This deed is given as an absolute conveyance, not as additional security;
2. Consideration for this deed was the complete release of Grantors from personal liability under the promissory note dated September 2, 2003 in the amount of \$580,000.00 and secured by the mortgage recorded September 5, 2003 in Book 2003 at Page 5290 in the records of the Madison County Recorder;
3. Grantee has no obligation to re-convey or lease the real estate to Grantors;
4. Grantors do not have a right of first refusal or a right to lease the real estate; and
5. The real estate is not agricultural land, or if it is agricultural land, it is being voluntarily surrendered and conveyed to Grantee; and.

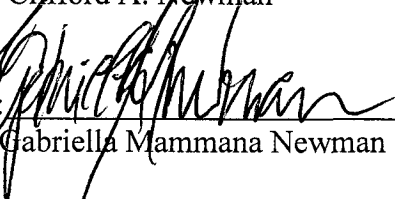
Grantee, by acceptance of this deed, does not intend to merge its mortgage with the title, or waive its right to foreclose its mortgage against the real estate.

Grantors hereby covenant with grantee, and successors in interest, that they 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 they covenant 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: April 25, 2012.

By: 
Clifford A. Newman

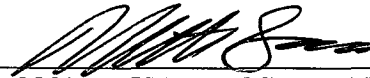
By: 
Gabriella Mammana Newman

w/w

STATE OF IOWA)
 SS.
COUNTY OF POLK)



On this 25th day of April, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clifford A. Newman, to me personally known, who being by me duly sworn, did acknowledged the execution of said instrument to be his voluntary act and deed and by him voluntarily executed.



NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA

STATE OF IOWA)
 SS.
COUNTY OF POLK)

On this 25th day of April 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gabriella Mammana Newman, to me personally known, who being by me duly sworn, did acknowledged the execution of said instrument to be her voluntary act and deed and by her voluntarily executed.



NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA

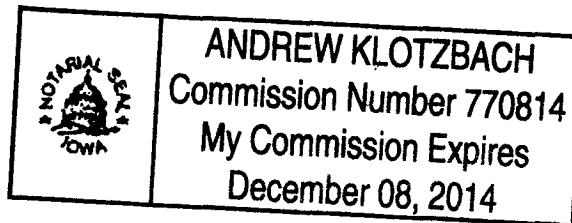


Exhibit "A" to Warranty Deed

Lot One (1) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison county Recorder's Office (and any supplements and amendments thereto); and

Lots Fifteen (15), Sixteen (16), Twenty-two (22), and Twenty-seven (27) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest for each lot in all common areas as set forth in the declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto);

Lots Four (4), Four A (4A), and Twelve (12) of the Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest for each lot in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto); and

Lots Twenty A (20A), Twenty B (20B), Twenty-six A (26A), Twenty-eight A (28A) and Twenty-eight B (28B) of the Replat of Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest for each lot in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto);

