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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Official Form No. 101 - August 2013

Kristin B. Cooper

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Kristin B. Cooper, 100 Court Avenue, Suite 600, Des Moines, IA 50309, (515) 243-7611

Preparer: Kristin B. Cooper, 100 Court Avenue, Suite 600, Des Moines, IA 50309, (515) 243-7611

Taxpayer: Leona M. Carlson, Trustee, 2804 NW North Creek Circle Ankeny IA 50021



### WARRANTY DEED

For the consideration of One and 00/100 (\$1.00) ----- Dollar(s) and other valuable consideration,  
Leona M. Carlson, f/k/a Leona Gardner Carlson and Robert T. Carlson, wife and husband

do hereby

Convey to Leona M. Carlson, Trustee, Leona M. Carlson Revocable Trust Under Agreement Dated  
October 6, 1993 the

following described real estate in Madison County, Iowa:

See Exhibit A attached hereto.

Exempt - Iowa Code Chapter 428A.2(21) - Consideration less than \$500.00.

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: 4-14-2014

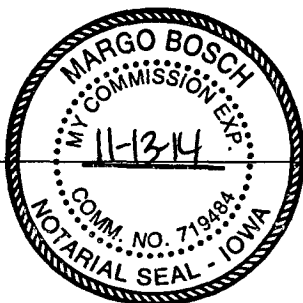
Leona M. Carlson  
Leona M. Carlson (Grantor)

Robert T. Carlson  
Robert T. Carlson (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 14 day of April, 2014, by Leona M. Carlson and Robert T. Carlson, wife and husband

Margo Bosch  
Signature of Notary Public



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

## EXHIBIT A

### Legal Description

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing on the South line of the public highway at a point 625 feet East of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), and running thence South 580 feet to the South line of the former right-of-way of way of the Chicago, Rock Island & Public Railway Company, thence East 28 feet, thence North 580 feet to the South line of said public highway, thence West 28 feet to the place of beginning;

AND

That part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), and that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-four (34), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the South line of the former right of way of the Chicago, Rock Island and Pacific Railway Company; EXCEPT the following described tracts, to-wit:

1. The East 248.7 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-four (34);
2. The North 50 feet thereof used for highway purposes;
3. A tract commencing 653 feet East and 50 feet South of the Northwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), thence South 473 feet, thence East 184 feet, thence North 473 feet, thence West 184 feet to the point of beginning and containing 2 acres more or less;
4. All that part of the West 625 feet of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), which lies North of the south boundary line of the former right of way of the Chicago, Rock Island & Pacific Railway Company across the same.