



Document 2014 1098

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Date 5/07/2014 Time 3:21 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$399.20

Rev Stamp# 148 DOV# 154

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by: Fred H Reed, PO Box 30010, Johnston, IA 50131, Ph # 515-707-1336 *LSB1061*

*E* Return to and Address Tax Statements: Joe A Sciarrotta, 2959 Peru Road, Truro, IA 50257

*\$250,000*

**WARRANTY DEED**

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration,

**WINTERSET GRAIN COMPANY, INC.,  
an Iowa corporation,**

does hereby convey to

**JOE AMBROSE SCIARROTTA AND MICHELL LEE MEASE-SCIARROTTA,  
husband and wife, as joint tenants with full rights of survivorship and, not tenants in common**

the following described real estate in Madison County, Iowa:

See Attached Exhibit "A"

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple, that grantor 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 grantor 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, and as masculine or feminine gender, according to the context.

*1/3*

Dated: April 25, 2014

**WINTERSET GRAIN COMPANY, INC.,**  
an Iowa corporation

By: Harry F. Reed  
Name: Harry F Reed, Director



By: Fred H Reed  
Name: Fred H Reed

STATE OF Iowa, COUNTY OF Dallas:

This record was acknowledged before me on April 25, 2014, by Harry F Reed, as Director of Winterset Grain Company, Inc.

By: Jaime Neer  
Notary Public

STATE OF IWA, COUNTY OF POLK:

This record was acknowledged before me on April 25, 2014, by Fred H Reed, as representative of Winterset Grain Company, Inc.

By: Branka Dzulota  
Notary Public

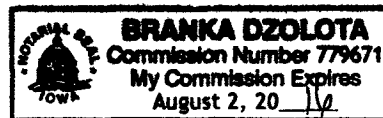


Exhibit 'A'  
Legal Description

The East Half (1/2) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **EXCEPT** the following described tracts, to-wit:



1. The East 207 feet of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16);
2. The North 81.5 feet of the West 94.5 feet of the East 301.5 feet of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16);
3. A triangular tract of 1 3/4 acre located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), more particularly described as follows, to-wit: Beginning at a point 400 feet West of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), thence South 310 feet to the center of ditch, thence following said ditch Northwest to the North line of said 40-acre tract, thence East approximately 400 feet to place of beginning;
4. That part of Parcel "A" located in the North Half (1/2) of the Northeast Quarter (1/4) of said Section Sixteen (16), containing 3.91 acres, as shown in Plat of Survey filed in Book 2, Page 239 on January 12, 1995, in the Office of the Recorder of Madison County, Iowa;
5. That part of Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), containing 12.89 acres, as shown in Plat of Survey filed in Book 2, Page 246 on February 7, 1995, in the Office of the Recorder of Madison County, Iowa;
6. A tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Nine (9), more particularly described as follows, to-wit: Commencing at the Southwest corner of the East Half (1/2) of the Southwest Quarter (1/4) of said Section Nine (9), and running thence East 270 feet, thence North 380 feet, thence West 270 feet, thence South 380 feet to the place of beginning.