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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ Prepared by/Return to: Martin R. Anderson, attorney at law, 4731 74<sup>th</sup> Street, Urbandale, IA 50322  
Telephone: 515-314-1515. Email: MRAatLaw@aol.com  
Mail Tax Statements: WAYNE E. NEWKIRK and MARY BETH NEWKIRK  
1245 S Willow Circle, West Des Moines, IA 50266-3806

**WARRANTY DEED**

For the consideration of One and No/100 Dollars (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, WAYNE P. NEWKIRK and MARY BETH NEWKIRK, husband and wife, as Trustees, of the WAYNE AND MARY BETH NEWKIRK FAMILY TRUST, DATED 8/22/02, as **GRANTOR**, hereby grant, convey and transfer unto WAYNE E. NEWKIRK and MARY BETH NEWKIRK, as Trustees, of the WAYNE AND MARY BETH NEWKIRK REVOCABLE TRUST, DATED DECEMBER 20, 2013, as **GRANTEE**, all of GRANTOR'S rights, title and interest in the following described real estate, including after-acquired title, in Madison County, Iowa:

The following described real estate: Parcels "A," "B" and "C" located in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  NW $\frac{1}{4}$ ), the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$  NE $\frac{1}{4}$ ) and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ), and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of **Section 21**, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows:

**PARCEL A**

That part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  NW $\frac{1}{4}$ ), the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ), the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ), and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ), all in **Section 21**, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said Section 21: thence on an assumed bearing of North 00° 06' 42" West along the West line of the Southeast Quarter of the Northwest

Quarter (SE¼ NW¼) of said Section 21 and along the East line of Parcel A recorded in Book 3, Page 586, Madison County, Iowa, Recorder's Office, a distance of 405.43 feet to the centerline of a Madison County Highway; thence South 85° 25' 33" East along said centerline 172.29 feet; thence Southeasterly 53.31 feet along said centerline and along a non-tangential curve concave to the Southwest with a radius of 250.00 feet, a central angle of 12° 13' 01" and a chord 33.21 feet in length bearing South 79° 38' 56" East to the Westerly line of Lot 1 of Wyndmere Estates. Plat 1 recorded in Book 2006, Page 241, at the Madison County, Iowa, Recorder's Office: thence South 19° 19' 32" East along said line 332.03 feet: thence South 37° 05' 58" East along said line 3666.85 feet: thence South 68° 51' 29" East along said line 128.76 feet to the Easterly line of said Lot 1: thence North 51° 46' 36" East along said line 140.82 feet: thence North 07° 53' 34" East along said line 262.57 feet to the centerline of a Madison County highway and a Southerly line of said Wyndmeer Estates, Plat 1: thence South 88° 43' 20" East along said centerline and Southerly line 181.17 feet: thence North 84° 47' 37" East along said centerline and Southerly line 112.02 feet: thence South 33° 55' 30" West 435.30 feet: thence South 10° 11' 46" East 78.51 feet: thence South 03° 41' 51" West 164.24 feet: thence South 24° 36' 17" East 82.58 feet: thence South 43° 00' 01" East 352.25 feet: thence South 41° 37' 42" East 262.41 feet: thence South 69° 20' 14" East 164.78 feet: thence South 89° 17' 05" East 236.34 feet: thence South 13° 22' 46" East 103.24 feet: thence South 44° 59' 41" East 299.95 feet: thence South 01° 18' 54" West 164.26 feet to the centerline of Cedar Creek: thence Westerly and Northwesterly along the centerline of Cedar Creek as described in the following 30 bearing and distance courses: thence North 22° 45' 37" West 90.98 feet: thence North 72° 27' 15" West 85.58 feet: thence South 54° 35' 13" West 80.25 feet: thence South 08° 24' 15" East 292.84 feet: thence South 27° 44' 01" West 85.53 feet: thence South 73° 25' 38" West 104.13 feet: thence North 73° 39' 25" West 188.00 feet: thence South 73° 54' 15" West 324.63 feet: thence North 59° 20' 24" West 97.07 feet: thence North 81° 34' 26" West 232.71 feet: thence North 85° 53' 53" West 174.75 feet: thence North 54° 28' 41" West 127.54 feet: thence North 09° 08' 59" East 114.46 feet: thence North 25° 20' 58" West 80.11 feet: thence North 66° 12' 13" West 80.55 feet: thence North 74° 11' 22" West 180.95 feet: thence North 56° 08' 48" West 155.82 feet: thence North 29° 09' 34" West 84.97 feet: thence North 04° 07' 34" West 80.81 feet: thence North 30° 02' 29" East 95.88 feet: thence North 51° 16' 57" East 124.06 feet: thence North 42° 34' 15" East 46.71 feet: thence North 16° 12' 42" East 47.28 feet: thence North 37° 28' 05" West 55.56 feet: thence North 78° 19' 55" West 100.37 feet: thence North 47° 46' 10" West 89.27 feet: thence North 04° 24' 14" East 168.00 feet: thence North 17° 02' 07" West 75.09 feet: thence North 58° 16' 58" West 82.17 feet: thence North 77° 13' 39" West 71.01 feet to the termination of said 30 bearing and length courses along said centerline of Cedar Creek and to the West line of the Northeast Quarter of the Southwest (NE¼ SW¼) of said Section 21; thence North 00° 13' 34" East along said West line 60.00 feet; thence North 00° 13' 34" East along said West line and along a portion of the East line of said Parcel A, a distance of 569.15 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of said Section 21 and the point of

beginning. Said tract contains 51.62 acres and is subject to a Madison County Highway easement over the Northerly 0.39 acres thereof.

### **PARCEL B**

That part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  NW $\frac{1}{4}$ ), the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$  NE $\frac{1}{4}$ ), the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ), and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of **Section 21**, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section 21, thence on an assumed bearing of South 00° 29' 59" West along the Easterly line of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section 21 a distance of 239.42 feet; thence South 74° 34' 22" West 299.26 feet; thence South 89° 53' 09" West 341.63 feet to the point of beginning; thence North 84° 48' 20" West 26.62 feet; thence South 22° 16' 41" West 406.51 feet; thence South 05° 38' 20" West 287.20 feet; thence North 62° 28' 20" West 184.19 feet; thence South 21° 10' 47" West 122.17 feet; thence North 72° 36' 40" West 419.60 feet; thence North 43° 00' 01" West 366.72 feet; thence North 24° 36' 17" West 74.30 feet; thence North 03° 41' 51" East 162.94 feet; thence North 24° 29' 56" West 82.24 feet; thence North 33° 55' 30" East 435.30 feet to the centerline of a Madison County Highway and the Southerly line of Wyndmere Estates, Plat 1, recorded in Book 2006, Page 241 at the Madison County Recorder's Office; thence North 84° 47' 38" East along said highway 363.73 feet; thence Northeasterly 204.90 feet along said centerline and Southerly line and along a tangential curve concave to the Northwest with a radius of 300.00 feet, a central angle of 39° 07' 60" and a chord 200.94 feet in length bearing North 65° 13' 37" East; thence North 45° 39' 37" East along said centerline and Southerly line 306.86 feet; thence Northeasterly 127.54 feet along said centerline and Southerly line and along a non-tangential curve concave to the Southeast with a radius of 300.00 feet, a central angle of 24° 21' 33" and a chord 126.59 feet in length bearing North 57° 50' 19" East; thence South 00° 31' 46" East 770.53 feet to the point of beginning. Said tract contains 23.33 acres and is subject to a Madison County Highway easement over the Northerly 0.77 acres thereof.

### **PARCEL C**

That part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ), the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ), and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of **Section 21**, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section 21; thence on an assumed bearing of South 00° 29' 59" West along the Easterly line of the Northwest Quarter of the Southeast Quarter

(NW¼ SE¼) of said Section 21 a distance of 239.42 feet to the point of beginning; thence South 74° 34' 22" West 299.26 feet; thence South 89° 53' 09" West 341.63 feet; thence North 84° 48' 20" West 26.62 feet; thence South 22° 16' 41" West 406.51 feet; thence South 05° 38' 20" West 287.20 feet; thence North 62° 28' 20" West 184.19 feet; thence South 21° 10' 47" West 122.17 feet; thence North 72° 36' 40" West 419.60 feet; thence North 43° 00' 01" West 366.72 feet; thence North 24° 36' 17" West 74.30 feet; thence North 03° 41' 51" East 162.94 feet; thence North 24° 29' 66" West 82.24 feet; thence South 10° 11' 46" East 78.51 feet; thence South 17° 30' 46" East 81.48 feet; thence South 03° 41' 51" West 164.24 feet; thence South 24° 36' 17" East 82.58 feet; thence South 43° 00' 01" East 352.25 feet; thence South 41° 37' 42" East 262.41 feet; thence South 69° 20' 14" East 164.78 feet; thence South 89° 17' 05" East 236.34 feet; thence South 13° 22' 46" East 103.24 feet; thence South 44° 59' 41" East 299.95 feet; thence South 01° 16' 54" West 164.25 feet to the centerline of Cedar Creek; thence Easterly and Northeasterly along the centerline of Cedar Creek as described in the following 13 bearing and distance courses: thence South 87° 53' 32" East 176.72 feet; thence North 67° 04' 58" East 163.07 feet; thence South 55° 11' 57" East 113.01 feet; thence South 15° 41' 11" West 85.07 feet; thence South 32° 36' 57" East 57.70 feet; thence South 74° 57' 34" East 60.89 feet; thence North 57° 58' 16" East 77.50 feet; thence North 31° 25' 46" East 82.27 feet; thence North 41° 45' 45" West 143.98 feet; thence North 10° 21' 29" West 57.84 feet; thence North 23° 22' 03" East 40.09 feet; thence North 54° 33' 28" East 139.68 feet; thence South 72° 55' 50" East 50.21 feet to the termination of said 13 bearing and length courses along said centerline of Cedar Creek and to the extended Easterly line of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of said Section 21; thence North 00° 29' 59" East along said Easterly line 81.27 feet to the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of said Section 21; thence North 00° 29' 59" East along the Easterly line of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) 1071.86 feet to the point of beginning, containing 25.38 acres.

#### **DEED EXEMPT FROM IOWA TRANSFER TAX, EXEMPTION 21.**

**Covenants and Warrants.** Grantor does hereby covenant with Grantee, and Grantee's successors in interest, that Grantor holds the real estate by title in fee simple; that Grantee 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.

**Relinquishment of Dower; Words and Phrases.** 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 the ACKNOWLEDGMENT hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this \_\_\_ day of July, 2014.

Wayne E. Newkirk  
WAYNE E. NEWKIRK, GRANTOR

Mary Beth Newkirk  
MARY BETH NEWKIRK, GRANTOR

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DALLAS            )

THIS IS TO CERTIFY that on the \_\_\_ day of July, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared WAYNE E. NEWKIRK and MARY BETH NEWKIRK, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein mentioned.

Martin R. Anderson  
Martin R. Anderson  
Notary Public in and for Iowa  
Commission No. 755075  
Commission Expires 10-10-2014

