



Document 2014 2437

Book 2014 Page 2437 Type 03 001 Pages 3

Date 9/29/2014 Time 12:08 PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Charles L. Clark
3002 Settlers Trail
St. Charles, Iowa 50240

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Charles L. Clark

Grantees:

Karla L. Cassidy
Edward G. Clark
Robin A. Riley

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)-----
Dollar(s) and other valuable consideration,
CHARLES L. CLARK, a single person,

do hereby Convey to
KARLA L. CASSIDY, EDWARD G. CLARK, and ROBIN A. RILEY

the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

The Grantor hereby expressly reserves to himself the full benefit and use of the above described premises, and all rents, issues, and profits thereof for and during his natural life, which life estate shall continue until the death of the Grantor.

This is a transfer from parent to children for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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.

STATE OF IOWA
COUNTY OF MADISON

Dated: September 25, 2014

This instrument was acknowledged before
me on September 25, 2014 by
Charles L. Clark

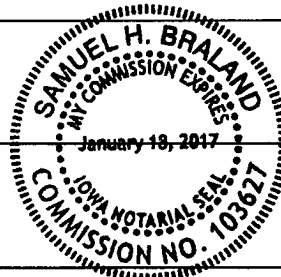
Charles L. Clark
Charles L. Clark (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public

(Grantor)

(Grantor)

(Grantor)



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

EXHIBIT "A"

The Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located therein containing 12.66 acres as shown in Plat of Survey filed in Book 2002, Page 1578 on April 3, 2002, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "A" located therein containing 15.08 acres as shown in Plat of Survey filed in Book 3, Page 592 on June 7, 2000, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** a tract of land located therein more particularly described as follows, to-wit: Commencing at a point 26.50 rods South of the Northwest Corner of the Northeast Quarter ($\frac{1}{4}$) of said Section Five (5), and running thence East about 14 rods to a branch known as Hart Branch, thence up said branch in a Southerly direction about 100 rods to a slough or ravine, thence up said ravine in a Southwesterly direction until it intersects with the South line of said Northeast Quarter ($\frac{1}{4}$), thence West on said South line to the Southwest Corner of said Northeast Quarter ($\frac{1}{4}$), thence North to the place of beginning, containing 18 acres.