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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, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Michael H. and Penny L. Frey
1365 Earlham Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Michael H. Frey
Penny L. Frey

Grantees:

Michael H. Frey
Penny L. Frey

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,
MICHAEL H. FREY and PENNY L. FREY, husband and wife,

do hereby Convey to
MICHAEL H. FREY and PENNY L. FREY, husband and wife, as tenants in common,

the following described real estate in Madison County, Iowa:

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

This is a transfer between spouses for the private partition of property and for montary consideration of less than \$500; 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 16, 2014

This instrument was acknowledged before
me on September 16, 2014 by
Michael H. Frey and Penny L. Frey

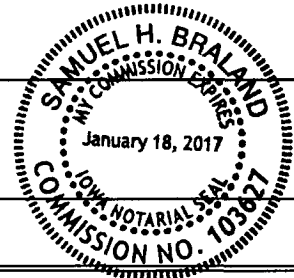
Michael H. Frey
Michael H. Frey (Grantor)

Penny L. Frey
Penny L. Frey (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public

(Grantor)

(Grantor)



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

Exhibit "A"

Parcel "F" located in the Southeast Quarter of the Southwest Quarter of Section 6 and the Northeast Quarter of the Northwest Quarter of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North $0^{\circ}05'36''$ West along the East line of the Northeast Quarter of the Northwest Quarter of said Section 7 which is an existing fenceline, 1319.97 feet to the North Quarter corner of said Section 7; thence North $0^{\circ}05'39''$ East along the East line of the Southeast Quarter of the Southwest Quarter of Section 6, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, which is an existing fenceline, 1305.56 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 6; thence South $89^{\circ}41'31''$ West along the North line of the Southeast Quarter of the Southwest Quarter of said Section 6 which is an existing fenceline, 1316.73 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 6; thence South $0^{\circ}10'17''$ West along the West line of the Southeast Quarter of the Southwest Quarter of said Section 6 which is an existing fenceline, 1313.25 feet to the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 6; thence South $0^{\circ}08'17''$ East along the West line of the Northeast Quarter of the Northwest Quarter of said Section 6 which is an existing fenceline, 885.42 feet; thence North $89^{\circ}47'18''$ East along an existing fenceline; 986.06 feet; thence South $0^{\circ}08'33''$ West along an existing fenceline, 425.79 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 7; thence North $89^{\circ}35'41''$ East along the South line of the Northeast Quarter of the Northwest Quarter of said Section 7, 333.52 feet to the Point of Beginning. Said parcel contains 69.796 acres, including 0.311 acres of County Road right-of-way.

And

The Southeast Quarter ($SE\frac{1}{4}$) of Section 14, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT the East 584 feet of the North 825 feet, and also the South 506.7 feet of the North 1331.7 feet of the East 333 feet of the Southeast Quarter ($SE\frac{1}{4}$) of Section 14, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, subject to existing road right of way along the east side thereof, and EXCEPT Commencing at the East quarter corner of Section 14, Township 77 North, Range 29 West of the 5th P.M., thence N $90^{\circ}00'W$ 584.0 feet along the quarter section line to the point of beginning. Thence continuing N $90^{\circ}00'W$ 97.2 feet, thence S $00^{\circ}21'E$ 845.0 feet, thence N $90^{\circ}00'E$ 348.2 feet, thence N $00^{\circ}21'W$ 20.0 feet, thence N $90^{\circ}00'W$ 251.0 feet, thence N $00^{\circ}21'W$ 825.0 feet to the point of beginning, containing 2.00 acres, situated in the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4} SE\frac{1}{4}$) of Section 14, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The West Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$) of Section 27, excepting therefrom a parcel described as beginning at the Southwest corner of the Southwest Quarter ($SW\frac{1}{4}$) and running thence East 568 feet, thence North 287 feet, thence West 568 feet, thence South 287 feet to the point of beginning AND the West Half of the East Half of the Southwest Quarter ($W\frac{1}{2} E\frac{1}{2} SW\frac{1}{4}$) of Section 27, all in Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" of the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4} SW\frac{1}{4}$) of Section 27, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2007, Page 4226 of the Recorder's Office of Madison County, Iowa.

Subject to an Easement to Ryan Burger recorded in Book 2009, Page 756 of the Recorder's Office of Madison County, Iowa.

And

A parcel of land located in the North Half of the Southwest Quarter ($N\frac{1}{2} SW\frac{1}{4}$) and in the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4} NW\frac{1}{4}$) of Section 13, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4} SW\frac{1}{4}$) of Section 13, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence, along the West line of said Section 13, North $00^{\circ}00'00''$, 717.35 feet; thence North $89^{\circ}33'07''$ East 367.01 feet; thence North $00^{\circ}00'00''$ 593.48 feet; thence South $89^{\circ}55'06''$ East 938.18 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4} SW\frac{1}{4}$) of said Section 13; thence South $00^{\circ}04'32''$ West 391.36 feet; thence North $89^{\circ}19'13''$ East 398.55 feet; thence North $00^{\circ}55'38''$ East 1027.12 feet; thence South $88^{\circ}34'41''$ East 223.39 feet; thence North $00^{\circ}24'00''$ East 272.75 feet; thence South $89^{\circ}13'07''$ East 225.68 feet; thence North $00^{\circ}04'00''$ West 281.11 feet; thence South $87^{\circ}59'26''$ East 470.85 feet to the East line of the West Half ($W\frac{1}{2}$) of said Section 13; thence along said East line, South $00^{\circ}27'05''$ West 2481.52 feet to the Southeast Corner of the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4} SW\frac{1}{4}$) of said Section 13; thence North $89^{\circ}59'59''$ West 2621.38 feet to the Point of Beginning. Said parcel of land contains 91.220 acres, including 0.377 acres of County road right of way.

And

The Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4} SE\frac{1}{4}$) of Section 1, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 3.000 acres, as shown in Plat of Survey filed in Book 2007, Page 2677 on July 3, 2007, in the Office of the Recorder of Madison County, Iowa.

And

The South One-half of the West Fractional One-half of the Southwest Quarter ($S\frac{1}{2}$ Wfr $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 6, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

And

The North Half of the Northeast Quarter ($N\frac{1}{2}$ NE $\frac{1}{4}$) of Section 34, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The Northeast Quarter (NE $\frac{1}{4}$) and the East One-half of the Northwest Quarter ($E\frac{1}{2}$ NW $\frac{1}{4}$), EXCEPT The West 14 rods of the North 8 rods thereof for a cemetery, of Section 36, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The South Half of the Northeast Quarter ($S\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the Southeast Quarter ($N\frac{1}{2}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) all in Section 13, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The East Half of the Northwest Quarter ($E\frac{1}{2}$ NW $\frac{1}{4}$) of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The East One-half of the Southeast Quarter ($E\frac{1}{2}$ SE $\frac{1}{4}$) of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.