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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Mark L. Smith

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

Return To: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Crossroads Behavioral Health Services, 102 West Summit, Winterset, IA 50273



WARRANTY DEED

For the consideration of -----\$135,000.00----- Dollar(s) and other valuable consideration,
Glen E. Grandfield and Lana G. Grandfield, Husband and Wife,

do hereby

Convey to Crossroads Behavioral Health Services

the

following described real estate in MADISON County, Iowa:

See Attached Legal Description

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: November 24, 2014

Glen E. Grandfield
Glen E. Grandfield (Grantor)

Lana G. Grandfield
Lana G. Grandfield (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24 day of November, 2014, by Glen E. Grandfield and Lana G. Grandfield



Toni Marie Tindle
Signature of Notary Public

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

The East Half ($E\frac{1}{2}$) of Lot One (1) in Block Two (2) of Hornback and Bevington's Addition to the Town of Winterset, Madison County, Iowa, excepting therefrom that part thereof conveyed for highway purposes;

AND

A parcel of land located in the Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., in the City of Winterset, Madison County, Iowa, described more particularly as follows, to-wit:

Commencing at the Northeast corner of said Section One (1), thence South $90^{\circ}00'00''$ West 329.39 feet; thence South $00^{\circ}11'49''$ West 31.46 feet to a point on the East line of Lot One (1) of Block Two (2) of Hornback and Bevington's Addition to the City of Winterset at the South line of Summit Street; thence continuing South $00^{\circ}11'49''$ West along the East line of said Lot One (1) 117.99 feet to the Southeast corner of said Lot One (1); thence North $90^{\circ}00'00''$ East 15 feet thence North $00^{\circ}11'49''$ East 118.05 feet to the South line of Summit Street; thence South $89^{\circ}47'45''$ West 15.00 feet to the Point of Beginning containing 1770 square feet. This parcel is a portion of First Avenue in the City of Winterset, Iowa.