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Rec Amt \$22.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Robert D. Newton and Marvin Keith Newton, c/o Robert D. Newton, 2310 Kippy Lane,  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

Robert D. Newton, 2310 Kippy Lane, Winterset, IA 50273

**Grantors:**

Richard W. Newton Trust

**Grantees:**

Robert D. Newton  
Marvin Keith Newton

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$63,333.00 Dollar(s)  
and other valuable consideration, Marvin Keith Newton

(Trustee) ~~(Co-Trustees)~~ of Richard W. Newton Trust

does hereby convey to Robert D. Newton and Marvin Keith Newton

the following  
described real estate in Madison County, Iowa: An undivided one-third interest in the real estate described on Exhibit "A", attached.

This Deed is given to correct the legal description in the Deed recorded in Book 2014, Page 1140 of the Recorder's Office of Madison County, Iowa. The Iowa transfer tax was paid on the Deed previously recorded.

The grantor hereby covenants with grantees, 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.

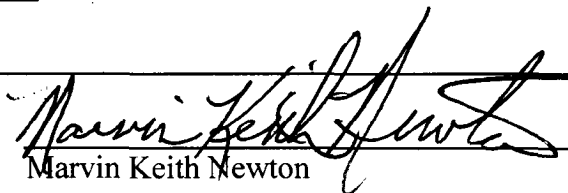
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 28 day of January, 2015.

Richard W. Newton Trust

By: \_\_\_\_\_  
(title)

  
Marvin Keith Newton

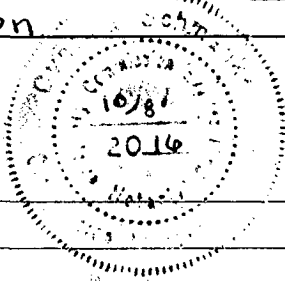
By: \_\_\_\_\_  
(title)

As (Trustee) ~~(Co-Trustee)~~ of  
The above entitled trust

As (Trustee) ~~(Co-Trustee)~~ of  
The above entitled trust

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 28 day of January, 2015,  
by Marvin Keith Newton



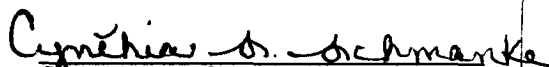
  
Signature of Notary Public

EXHIBIT "A"

The North 37 ½ acres of the Northeast Quarter (¼) of the Southwest Quarter (¼), AND the West One-half (½) of the Southeast Quarter (¼) except 6.52 acres conveyed for highway purposes, all in Section Ten (10), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT a tract commencing at a point of reference at the South Quarter (¼) corner of said Section Ten (10), thence North 90°00' East 18.8 feet along the South line of the Southeast Quarter (¼) of said Section Ten (10) to a point of intersection with the Easterly right of way line of Iowa Highway 162 and the point of beginning of the tract herein described (this is assumed bearing for purposes of this description only); thence Northeasterly 92.9 feet along said Easterly right of way line of Iowa Highway 162 being a 1196.0 foot radius curve concave Northwesterly (chord: North 31° 25½' East 92.8 feet) to a point of tangency; thence North 29°31' East 841.5 feet along said Easterly right of way line of Iowa Highway 162 to a point; thence South 32° 52½' East 331.5 feet to a point; thence South 17° 11½' West 558.0 feet to a point of intersection with said South line of the Southeast Quarter (¼) of Section Ten (10); thence North 90° 00' West 478.0 feet along said South line of the Southeast Quarter (¼) of Section Ten (10) to the point of beginning, and containing 6.0 acres more or less; EXCEPT the West 423 feet of the North 37½ acres of the said Northeast Quarter (¼) of the Southwest Quarter (¼); and EXCEPT Parcel "C" located in the Southeast Quarter (SE¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey recorded on April 16, 2014, in Book 2014, Page 888 of the Recorder's Office of Madison County, Iowa.

**Land in Section 2-75-28:**

A parcel of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of said Section Two (2), thence South 89°56' West 1056.0 feet along the North line of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), thence South 0°04' East 78.8 feet to the Point of Beginning, thence continuing South 0°04' East 53.2 feet, thence South 89°56' West 165.0 feet, thence North 0°04' West 48.4 feet, thence North 88°16' East 165.1 feet to the Point of Beginning, containing 0.2 acres, more or less; AND a tract of land commencing 74 rods West of the Northeast corner of said Section Two (2), thence South 8 rods, thence East 10 rods, thence South 28 rods, thence West 26 rods, thence South 16 rods, thence West to the East line of the West 50 acres of the Northeast Quarter (¼) of said Section; thence North to the North line of said Section; thence East to the point of beginning; AND the West 50 acres of the Northeast Quarter (¼) of said Section Two (2), EXCEPT the North 268.71 feet of the West 417.42 feet thereof; AND EXCEPT the South 33-1/3 rods of the East 24 rods thereof; AND EXCEPT a tract of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), more particularly described as follows: Commencing at the North Quarter (¼) Corner of said Section Two (2), thence North 90°00' East 417.42 feet along the Section line, thence South 00°05' West 82.50 feet to the

point of beginning, thence continuing South 00°05' West 379.95 feet, thence South 90°00' East 404.13 feet, thence North 00°05' East 361.59 feet, thence North 87°28' West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres; **EXCEPT** Parcel "A" located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2, Page 737 on November 20, 1996, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** that portion of the above-described real estate conveyed to the State of Iowa for highway purposes.