



Document 2015 681

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Date 3/18/2015 Time 8:59 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,439.20

Rev Stamp# 67 DOV# 74

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Jerrold B. Oliver

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

Return To: IPE1031 REV178, LLC, 1922 Ingersoll Avenue, Des Moines, IA 50309

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: IPE1031 REV178, LLC, 1922 Ingersoll Avenue, Des Moines, IA 50309



WARRANTY DEED

For the consideration of \$900,000.00 Dollar(s) and other valuable consideration,
Paul F. Cain and Kelly Jo Cain, Husband and Wife

do hereby

Convey to IPE1031 REV178, LLC

the

following described real estate in Madison County, Iowa:

See attached Exhibit "A".

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: March 16, 2015

Paul F. Cain

Paul F. Cain

(Grantor)

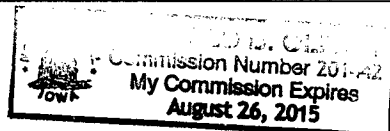
Kelly Jo Cain

Kelly Jo Cain

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 16 day of March, 2015, by Paul F. Cain and Kelly Jo Cain



Jerrold B. Oliver
Signature of Notary Public

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

Exhibit "A"

The North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. All that part of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7) that lies within Parcel "A" as shown in Plat of Survey filed in Book 3, Page 66, on July 15, 1997, in the Office of the Recorder of Madison County, Iowa;
2. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), more particularly described as follows, to-wit: Commencing at the Northeast corner thereof, thence South along the Section line 1365 feet, thence West 811.8 feet, thence North 561 feet, thence West 897.6 feet, thence North approximately 804 feet to the North line of said Section Seven (7), thence East along said North line to the point of beginning;
3. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), more particularly described as follows, to-wit: Commencing at the Southwest corner of said Northeast Quarter ($\frac{1}{4}$), and running thence North $85^{\circ}30'$ East 185 feet, thence North 110 feet, thence North $85^{\circ}30'$ East 60 feet, thence North 84 feet, thence South $87^{\circ}37'$ West 250 feet to the West line of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South on said West line 210 feet to the point of beginning;
4. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), heretofore conveyed for church and cemetery purposes, and more particularly described as follows, to-wit: Commencing at a point 185 feet North, $85^{\circ}30'$ East, of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), and running thence North, $85^{\circ}30'$ East, 60 feet, thence North 110 feet, thence South $85^{\circ}30'$ West, 60 feet, thence South 110 feet to the point of beginning; being the same real estate conveyed to Fayette Taylor, John L. Queen, and Grant Wilcox, Trustees of Union Chapel Church, and their successor in office, by deed recorded January 20, 1906, in Deed Record 47, Page 427, of the records of Madison County, Iowa;
5. A tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), more particularly described as follows, to-wit: Commencing on the quarter section line at a point 1805 feet East of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), running thence North 201 feet, thence West 149 feet, thence North 243 feet 4 inches, thence East 384 feet, thence South 435 feet 3 inches to the south line of said quarter section, thence West along the quarter section line to the point of beginning, containing 3.15 acres, more or less;
6. Parcel "B", located in the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and in the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 3.55 acres, as shown in Plat of Survey filed in Book 3, Page 633 on September 28, 2000, in the Office of the Recorder of Madison County, Iowa;
7. Parcel "E", located in the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 15.715 acres, as shown in Amended Plat of Survey filed in Book 2002, Page 3899 on August 9, 2002, in the Office of the Recorder of Madison County, Iowa;
8. Parcel "D", located in the Northeast Quarter ($\frac{1}{4}$) of said Section Seven (7), containing 17.752 acres, as shown in Plat of Survey filed in Book 2002, Page 3713 on July 30, 2002, in the Office of the Recorder of Madison County, Iowa;