



Document 2015 1667

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Fee Amount: \$27.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

David M. Rittgers, 4200 University Avenue, Suite 424, West Des Moines, IA 50266, Phone:
(515) 327-1000

Taxpayer Information: (name and complete address)

Charlotte A. S. Shnurman, 3331 Hwy 92, Prole, IA 50229

Return Document To: (name and complete address)

David M. Rittgers, 4200 University Avenue, Suite 424, West Des Moines, IA 50266

Grantors:

Shelf, Inc.

Grantees:

Charlotte A. S. Shnurman Living Trust

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Shelf, Inc., a corporation organized and existing under the laws of the state of Iowa, does hereby Convey to Charlotte A. S. Shnurman and Craig T. Sutton, as Co-Trustees of the Charlotte A. S. Shnurman Living Trust dated April 13th, 2015, the following described real estate in Madison County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION

Exemption 21. Deeds in which the consideration is five hundred dollars or less.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: June 15, 2015

Shelf, Inc., a(n) Iowa corporation

By Charlotte A. S. Shnurman President
Charlotte A. S. Shnurman, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 15 day of June, 2015,
by Charlotte A. S. Shnurman, as President, of Shelf, Inc.



David M. Rittgers
Signature of Notary Public

Parcel 1 - A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section Twenty-five (25), thence North 0°59'13" East 973.04 feet to an existing point, (said point being intersection of the West line of said Section Twenty-five (25) and the North line of Iowa Highway #92), thence continuing North 0°59'13" East 432.08 feet to the Point of Beginning, thence North 0°59'13" East 1224.08 feet to the West Quarter corner of said Section Twenty-five (25), thence North 0°18'12" East 1307.87 feet to the Northwest corner of the Southwest Quarter (¼) of the Northwest Quarter (¼), thence North 83°11'00" East 520.84 feet, thence South 0°18'12" West 1312.97 feet, thence South 0°15'02" West 930.43 feet, thence South 51°52'21" West 345.36 feet, thence North 38°07'39" West 20.00 feet, thence South 57°52'21" West 289.50 feet to the Point of Beginning. Said parcel contains 27.93 acres, more or less.

Parcel 2 - A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section Twenty-five (25), thence North 0°59'13" East 973.04 feet to a Point (said point being intersection of the West line of said Section Twenty-five (25) and the North line of Iowa Highway #92), thence North 51°52'21" East 851.14 feet to the Point of Beginning, said Point being on the Northerly Right-of-Way of Highway #92, thence North 56°12'02" West 305.91 feet, thence North 51°52'21" East 141.52 feet, thence North 0°15'02" West 930.43 feet, thence North 0°18'12" East 1312.97 feet to the North line of the Southwest Quarter (¼) of the Northwest Quarter (¼), thence North 83°11'00" East 748.57 feet to the East line of the Southwest Quarter (¼) of the Northwest Quarter (¼), thence South 0°17'18" East 1317.74 feet to the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼), thence South 83°32'53" West 111.60 feet, thence North 3°47'10" West 50.00 feet, thence South 85°51'33" West 421.00 feet, thence South 3°47'10" East 1164.50 feet to the North line of Iowa Highway #92, thence South 51°52'21" West 187.00 feet to the Point of Beginning. Said parcel contains 28.8 acres, more or less.

Parcel 3 - A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-five (25), thence West 111.60 feet to the point of beginning; thence North 2°29' East 50.0 feet; thence North 87°31' West 421.0 feet; thence South 2°29' West 1164.50 feet; thence northeasterly along the North right-of-way line of Highway #92 approximately 493 feet, thence North 2°29' East 857.50 feet to the point of beginning, and containing 10 acres, more or less.

Parcel 4 - A tract of land located in the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing as a point of reference at the center of said Section Twenty-five (25), thence South 83°32'53" West (assumed for the purpose of this description only) along the North line of said Southwest Quarter (¼), 871.30 feet to the point of beginning; thence South 06°27'07" East, 671.03 feet to a point to the

Northerly Right-of-way line of Iowa Highway #92; thence South 65°06'36" West along said Northerly Right-of-way line, 204.05 feet to a point of curvature; thence Southwesterly along said Northerly Right-of-way line and along a curve to the left having a radius of 2925.00 feet, an arc distance of 367.14 feet to the point of tangency; thence North 03°47'10" West, 874.24 feet to a point on the North line of the Southwest Quarter (¼) of said Section Twenty-five (25); thence North 83°32'53" East along said North line of the Southwest Quarter (¼), 493.29 feet to the point of beginning, and containing 8.96 acres, more or less.