

BK: 2016 PG: 862  
Recorded: 4/8/2016 at 8:05:08.0 AM  
Fee Amount: \$22.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

Prepared by and return to:

Thomas J. Houser, Davis Brown Law Firm, 4201 Westown Pkwy, Ste. 300, West Des Moines, IA 50266, 515-288-2500  
Address tax statement to: Norma J. Hirsch Trust, c/o 4220 Beaver Hills Drive, Des Moines, Iowa 50310

## WARRANTY DEED


For good and valuable consideration, **NORMA J. HIRSCH, a single person**, does hereby convey to **Norma J. Hirsch, as trustee of the NORMA J. HIRSCH TRUST, under agreement dated November 16, 2012**, all of my right, title and interest in the following described real estate in Madison County, Iowa, to-wit:

See "**EXHIBIT A**," attached hereto and incorporated herein.

*Value is less than \$500. Exempt from transfer tax and Declaration of Value. See Iowa Code §428A.2(21).*

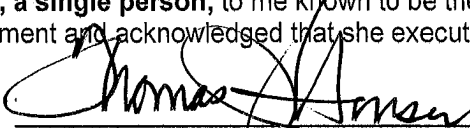
Grantor covenant with Grantee, and their successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defends the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

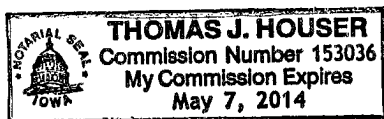
Dated this 16<sup>th</sup> day of November, 2012.

  
\_\_\_\_\_  
Norma J. Hirsch, Grantor

State of Iowa, County of Polk, ss:

On this 16<sup>th</sup> day of November, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared **NORMA J. HIRSCH, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State



**EXHIBIT A**

to

Warranty Deed

from

NORMA J. HIRSCH

to the

NORMA J. HIRSCH TRUST

The East Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

Beginning at the Northwest Corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., running thence East to the Northeast Corner of the Northwest Quarter (1/4) Northwest Quarter (1/4) of said Section Sixteen (16), thence South 01° 14' 26" West 576.03 feet, thence South 89° 37' 43" East 171.20 feet, thence South 01° 08' 39" East 632.51 feet, thence North 84° 25' 58" West 247.80 feet, thence South 10° 50' 48" West 109.15 feet, thence South 67° 29' 38" West 154.29 feet, thence South 84° 03' 53" West 369.51 feet, thence South 80° 48' 19" West 13.00 feet, thence South 00° 46' 40" East 408.92 feet, thence North 87° 33' 50" West 725.84 feet, thence North to the point of beginning, in Madison County, Iowa, and

An easement over and across the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 16, Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M. Such easement is 20' wide, being 10 feet on either side of the existing water line extending from a spring located in said Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 16 to the East line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 16.