



Document 2016 2450

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Date 8/25/2016 Time 8:24:07AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

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

Taxpayer: John B. Reed, 2216 204th Court, Winterset, IA 50273

For the consideration of \$1 Dollar(s) and other valuable consideration, Jane M. Reed and John B. Reed, Wife and Husband

do hereby Convey to Jane M. Reed and John B. Reed, Trustees of the Jane M. Reed Revocable Trust dated August 11, 2016, the following described real estate in Madison County, Iowa: See Exhibit "A" attached.

This deed is exempt according to Iowa Code 428A.2(21).

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.

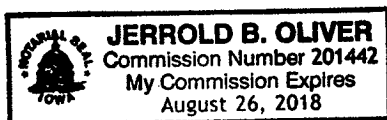
Dated on Aug 24, 2016

Jane M. Reed
Jane M. Reed (Grantor)

John B. Reed
John B. Reed (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 24, 2016, by Jane M. Reed and John B. Reed



Jerrold B. Oliver
Signature of Notary Public

Lot Thirteen (13) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa

AND

A 50-foot wide ingress-egress and utility easement, being 25 feet wide on both sides of the following-described centerline, in the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa: Commencing at the Northwest Corner of Section 30, Township 76 North, Range 27 West of the 5th P.M., thence along the West line of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 30, South $00^{\circ}00'00''$ 1,203.67 feet to the Point of Beginning of the easement centerline, thence North $82^{\circ}41'05''$ East, 282.82 feet; thence North $52^{\circ}04'00''$ East, 271.00 feet; thence North $39^{\circ}40'10''$ East, 324.92 feet; thence Easterly 183.08 feet along a 100.00 foot radius curve, concave Southerly, with a central angle of $104^{\circ}53'50''$ and a long chord bearing South $87^{\circ}52'55''$ East, 158.56 feet; thence South $35^{\circ}26'00''$ East, 280.07 feet to a point at the center of a 120-foot diameter Cul-de-sac.