



Document 2016 3196

Book 2016 Page 3196 Type 03 001 Pages 5
Date 10/26/2016 Time 8:50:23AM
Rec Amt \$27.00 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: Larry G. Young, 2552 Walnut Trail, St. Charles, IA 50240

For the consideration of \$1 Dollar(s) and other valuable consideration, Larry G. Young and Sherry M. Young, Husband and Wife

do hereby Convey to

See 1 in Addendum

the following described real estate in

Madison County, Iowa: An undivided one-half interest in Exhibit "A", "B", and "C", 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.

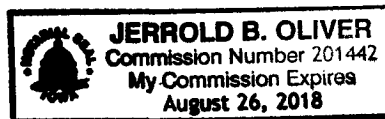
Dated on Oct 21, 2016

Larry G. Young
Larry G. Young (Grantor)

Sherry M. Young
Sherry M. Young (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct 21, 2016, by Larry G. Young and Sherry M. Young



Jerrold B. Oliver
Signature of Notary Public

Addendum

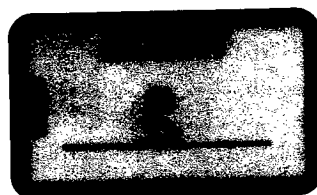
- 1. Larry G. Young and Sherry M. Young, Trustees of the Larry G. Young Revocable Trust, as to an undivided one-half interest; and Sherry M. Young and Larry G. Young, Trustees of the Sherry M. Young Revocable Trust, as to an undivided one-half interest**

Section 11
Township 75 North
Range 26 West
Madison County, Iowa

All that part of the North Half (1/2) of the Northeast Quarter (1/4) which lies South and East of the right of way of the Chicago, Great Western Railway Company; the Southeast Quarter (1/4) of the Northeast Quarter (1/4); the Southwest Quarter (1/4) of the Northeast Quarter (1/4) excepting the right of way of the Chicago, Great Western Railway Company and excepting that part of the North 20 rods of said forty-acre tract which lies North and West of the right of way of the Chicago, Great Western Railway Company; and the Southeast Quarter (1/4), all of Section Eleven (11), in Township Seventy-five (75) North of Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, EXCEPT the South Thirty-five (35) acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11), AND EXCEPT the South Thirty (30) acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), AND EXCEPT the East Two and One-half (2 1/2) acres of the North Five (5) acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11), AND EXCEPT a tract of land beginning 1,149.4 feet North and 75.76 feet West of the Southeast Corner of Section Eleven (11), thence South 85° West along the North line of the South 35 acres of the Southeast Quarter (1/4) Southeast Quarter (1/4) of said Section, 584.24 feet, thence North 82.5 feet, thence North, 47° East, 798.2 feet to the West line of said County Road, thence Southerly along said West line of said County Road 1,314.15 feet to the point of beginning, and containing 14 acres, more or less, AND EXCEPT a tract of land commencing at the Southeast corner of the West Half (1/2) of the North 5 acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165 feet along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section, thence South, 85° West, parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North 3°20' East, along the East line of said county road 360 feet, thence South 87°21' East 309 feet, thence North 2°59' East 100 feet, thence North 76°45' East 171 feet, thence South 75°30' East 99 feet, thence South 52°38' East 330 feet, thence South 17°1' East 245 feet, thence South 78°6' East 94 feet, thence North 47°1' East 200 feet, thence North 22°48' East 245 feet, thence South 81°58' East 220 feet, thence South to the point of beginning, containing 20.77 acres, more or less, all in Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.



A tract of land commencing at the Southeast corner of the West Half ($\frac{1}{2}$) of the North Five (5) acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165.0 feet along the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section, thence South 85° West parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North $3^{\circ}20'$ East, along the East line of said county road 860 feet, thence South $87^{\circ}21'$ East 309 feet; thence North $02^{\circ}59'$ East 100 feet; thence North $76^{\circ}45'$ East 171 feet; thence South $75^{\circ}30'$ East 99 feet; thence South $52^{\circ}38'$ East 330 feet; thence South $17^{\circ}1'$ East 245 feet; thence South $78^{\circ}6'$ East 94 feet; thence North $47^{\circ}1'$ East 200 feet; thence North $22^{\circ}48'$ East 245 feet; thence South $81^{\circ}58'$ East 220 feet; thence South to the point of beginning, containing 20.77 acres, more or less in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 5366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** any part thereof that lies within the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11).



RR Row NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and W $\frac{1}{2}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ W $\frac{1}{2}$ of SW $\frac{1}{4}$ of
Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.,
18.09 acres more or less.

