



Document 2017 862

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Date 3/17/2017 Time 3:49:18PM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$790.40

Rev Stamp# 107 DOV# 113

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4638

Mail tax statements and return document to:

Town Family Trust, 2387 Carver Rd., Winterset, IA 50273

$\frac{1}{2}$ \$494,500

WARRANTY DEED

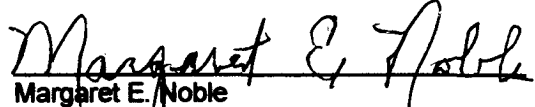
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Margaret E. Noble, a single person**, does hereby convey unto **Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust** dated **August 28, 2000**, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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 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.


Margaret E. Noble

STATE OF Florida
COUNTY OF Manatee

)
)
) SS:

This instrument was acknowledged before me on March 15th 2017 by Margaret E. Noble, a single person.


Notary Public in and for said State

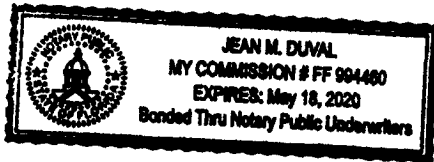


EXHIBIT "A"

The Southeast Quarter (¼) of the Northwest Quarter (¼); AND the South Half (½) of the Northeast Quarter (¼); AND the North 10 ½ acres of the Northeast Quarter (¼) of the Southeast Quarter (¼); AND Lot Two (2) of Lazy "S" Ranch Subdivision, located in the Northeast Quarter (¼) of the Northeast Quarter (¼); ALL in Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



AND

Parcel "B" located in the East Half (½) of the Southeast Quarter (¼) of Section Twenty-three (23) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-four (24), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 37.79 acres, as shown in Plat of Survey filed in Book 2010, Page 1547 on July 7, 2010, in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 0.64 acres, as shown in Plat of Survey filed in Book 2010, Page 1637 on July 15, 2010, in the Office of the Recorder of Madison County, Iowa.

