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Rec Amt \$22.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,079.20 ANNO

Rev Stamp# 274 DOV# 283 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



\$675,000

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Brad VanWeelden, Trustee, 767 NE Broadway Avenue, Des Moines, IA 50313

**Return Document To:** (Name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273

**Grantors:**

Madison County Historical Society, Inc.

**Grantees:**

Brad Van Weelden, as Trustee of the Brad Van Weelden Trust, dated March 20, 2013,

**Legal description:**

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$675,000.00----- Dollar(s) and other valuable consideration, Madison County Historical Society, Inc., a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Brad Van Weelden, as Trustee of the Brad Van Weelden Trust, Dated March 20, 2013,

the following described real estate in Madison County, Iowa:  
See Attached Legal

The grantor 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.

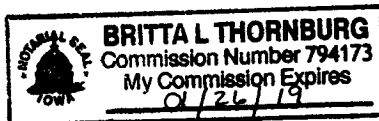
Dated on 7/1/17.

Madison County Historical Society, Inc., a(n) Corporation

By Don Stanley  
Don Stanley, President

By Tim Waddingham  
Tim Waddingham, Treasurer

STATE OF IOWA, COUNTY OF Madison  
This record was acknowledged before me on 07/01/17, by Don Stanley  
as President  
of Madison County Historical Society, Inc.

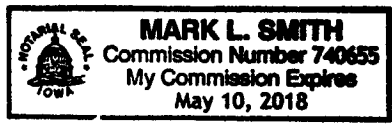


Britta L Thornburg  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison  
This record was acknowledged before me on 6/30/17, by Tim Waddingham

\_\_\_\_\_,  
as Treasurer,  
of Madison County Historical Society, Inc.

*Mark L. Smith*  
Signature of Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

## EXHIBIT A

**The North Half (1/2) of the Southeast Quarter (1/4); the North 13-2/3 acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4); and the South 33.27 acres of following described tract, to-wit: The West Half (1/2) of the Northeast Quarter (1/4), EXCEPT the following three tracts, to-wit:**

- 1. The West 9 acres of the West Half (1/2) of the Northeast Quarter (1/4);**
- 2. Commencing at the Southeast corner of said West Half (1/2) of the Northeast Quarter (1/4) and running thence north 2640 feet to the Northeast corner thereof, thence West 20 feet, thence in a Southwesterly direction to a point 70 feet West of the place of beginning, thence East to the place of beginning (being a part of the highway running North and South along the East side);**
- 3. A tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4), being the former School lot of One acre, and more particularly described as follows, to-wit: Commencing at a point on the South line of said 40 acre tract 3 rods and 18 links West of the Southeast corner thereof, and running thence North parallel with the East line 16 rods, thence West parallel with the South line 10 rods, thence South parallel with the East line 16 rods to the South line of said 40 acres, thence East along said South line 10 rods to Place of Beginning;**

**ALL in Section Eight (8), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; EXCEPT the West 335.08 feet of the East 34.27 Acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eight (8) lying West of the public highway.**