

BK: 2017 PG: 2435
Recorded: 8/8/2017 at 11:23:40.0 AM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Instrument Prepared By: Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
Return To: Jay Syverson, 700 Walnut, Suite 1600, Des Moines, IA 50309
Address Tax Statement To: Rowena Crosbie, 35054 Filmore Court, Earlham, IA 50072

WARRANTY DEED

For Consideration of ONE Dollar(s) and other valuable consideration, **Rowena G. Crosbie**, a widow unremarried, does hereby convey ***an undivided one-half interest*** in the following described real estate in MADISON County, Iowa to **Rowena Crosbie as Trustee of the Rowena Crosbie Revocable Trust u/a/d December 21, 2016:**

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** the North 66 feet of Parcel "D", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), as shown in Plat of Survey filed on January 14, 2003, in Book 2003, Page 207 in the Office of the Recorder of Madison County, Iowa, **ALL** in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

ALSO DESCRIBED AS

Parcel "E", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), and in the Northwest Quarter (1/4) of Section Thirty-five (35), containing 185.66 acres, as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "C", located in the South Half (1/2) of the Southwest Quarter (1/4) and in the West 30 Acres of the Southwest Quarter (1/4) *Madison County Deed (Rowena)*

of the Southeast Quarter (1/4) of Section Twenty-six (26), and in the West Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-five (35), containing 92.00 acres, as shown in Plat of Survey filed in Book 2003, Page 208 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), **EXCEPT** the following:

1. That part of Parcel "E", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), as shown in Plat of Survey filed in Book 2003, Page 206 on January 14, 2003, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "G", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 7.747 acres, as shown in Plat of Survey filed in Book 2006, Page 921 on March 9, 2006, in the Office of the Recorder of Madison County, Iowa; and
3. Parcel "I", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-six (26), containing 4.64 acres, as shown in Plat of Survey filed in Book 2006, Page 1019 on March 16, 2006, in the Office of the Recorder of Madison County, Iowa;

ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants and restrictions of record.

This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

Grantor(s) do hereby covenant with grantee(s), 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.

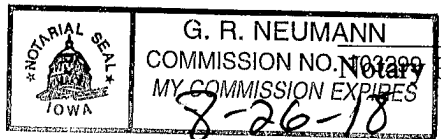
Dated: July 28, 2017.

Rowena Crosbie
Rowena G. Crosbie

STATE OF IOWA, COUNTY OF Polk SS:

This record was acknowledged before me on July 28, 2017 by Rowena G. Crosbie, a widow unremarried.

STAMP

 G. R. NEUMANN
COMMISSION NO. 103299 Notary Public in and for said State
MY COMMISSION EXPIRES 8-26-18

5981594

Madison County Deed (Rowena)