



Document 2017 3948

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
**Recorder's Cover Sheet**

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

Wayne I. Wilson, 4200 University Avenue, Suite 424, West Des Moines, IA 50266, West Des Moines, IA 50266, Phone: (515) 327-1000

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

Keith R. Sawyers, 2168 Iowa Avenue, Winterset, IA 50273

6 ✓ **Return Document To:** (name and complete address)

Wayne I. Wilson, 4200 University Avenue, Suite 424, West Des Moines, IA 50266, West Des Moines, IA 50266

**Grantors:**

Keith R. Sawyers

**Grantees:**

Keith R. Sawyers, as trustee of the Keith R. Sawyers 2017 Revocable Trust

**Legal Description:** See Page 2

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

**WARRANTY DEED**

For the consideration of one Dollar(s) and other valuable consideration, Keith R. Sawyers, single do hereby Convey to Keith R. Sawyers, as trustee of the Keith R. Sawyers 2017 Revocable Trust the following described real estate in Madison County, Iowa:

Exhibit "A" attached, marked Exhibit "A" and by reference made a part hereof

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: Dec 14 2017

Keith R Sawyers  
Keith R. Sawyers (Grantor)

**STATE OF IOWA, COUNTY OF POLK**

This record was acknowledged before me on December 14, 2017, by Keith R. Sawyers, single.

Wayne I Wilson  
Signature of Notary Public

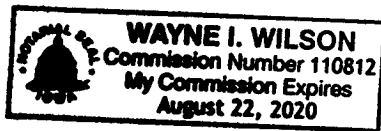


EXHIBIT "A"

1. An undivided one-half interest in:

The Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Southeast Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18); and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), and a tract of land located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Seventeen (17), described as follows: Commencing at a point 13 rods and 5 links North of the Southwest corner of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), running thence East 54 rods, thence North about 58 rods to the center of the bed of Middle River, thence down the channel of said river 26 rods to the East line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), of Section Seventeen (17), thence North to the Northeast corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence West to the Northwest corner thereof, thence South to the place of beginning; **AND** a tract of land located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), described as follows: Commencing at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), thence running South 88 rods, thence North,  $45^\circ$  East, 38 rods and 9 links, thence North,  $22\frac{1}{2}^\circ$  West, 19 rods, thence North,  $59\frac{1}{2}^\circ$  East, 34 rods, thence up a branch North,  $28^\circ$  East, 36 rods and 13 links to the North line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seventeen (17), thence West to the place of beginning; **ALL** in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

2. An undivided one-half interest in:

The South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) **AND** the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) **AND** the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), **ALL** in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-nine (29), containing 4.497 acres, as shown in Plat of Survey filed in Book 2001, Page 2288 on June 4, 2001, in the Office of the Recorder of Madison County, Iowa.

3. An undivided one-half interest in:

The Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **except** that portion thereof conveyed to State of Iowa in Deed recorded July 14, 1966, in Book 94, Page 36.

AND

An undivided one-half interest in:

The Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** a parcel of land located therein, containing 5.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 138 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "A" located therein, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 547 on January 30, 1995, in the Office of Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B" located therein, containing 4.000 acres, as shown in Plat of Survey filed in Book 3, Page 181 on February 11, 1998, in the Office of Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 1.820 acres, as shown in Plat of Survey filed in Book 2003, Page 2149 on April 14, 2003, in the Office of Recorder of Madison County, Iowa.

No revenue stamps required. No consideration furnished. Transfer to a Revocable Living Trust.