

BK: 2018 PG: 378
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Fee Amount: \$52.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Robinson Land & Cattle Company, LLC
1391 Hwy. 92
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

David M. Robinson
Regina I. Robinson

Grantees:

Robinson Land & Cattle Company, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, DAVID M. ROBINSON and REGINA I. ROBINSON, husband and wife, do hereby Convey to ROBINSON LAND & CATTLE COMPANY, LLC an Iowa limited liability company, the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500; therefore this transfer is exempt from the Iowa real estate transfer tax and declaration of value and ground water hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 February 1, 2018.

(Grantor)

David M. Robinson
David M. Robinson (Grantor)

(Grantor)

Regina I. Robinson
Regina I. Robinson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 1, 2018, by David M. Robinson and Regina I. Robinson

Samuel H. Braland
Signature of Notary Public



Exhibit "A"

The South Half of the Southwest Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$), and the Southwest Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) lying and being North and West of Middle River, of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; and all that part of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15) lying North and East of the main channel of Middle River, more particularly described as follows, to-wit: Commencing at a point 8 chains East of the Northwest corner of the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), running thence South, 13° West, to a point 20 chains South of the North line of said tract, thence South, 2° West, 6 chains and 15 links, thence South, 45° East, 6 chains, thence North, 85° East, 13 chains to the East line of said tract, thence North to the Northeast corner thereof, thence West to the place of beginning; EXCEPT the following described tracts, to-wit:

1. All that part of the Southwest Quarter ($\frac{1}{4}$) of said Section Ten (10) lying South of the main channel of Middle River, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Southwest Quarter ($\frac{1}{4}$) and running thence North 3 chains and 69 links, thence South 76° East, 7 chains, thence South 58° East, 4 chains and 25 links, thence North 71° East, 10 chains and 27 links, thence North 79° East, 6 chains and 54 links, thence South 20° East, 4 chains and 75 links, thence West to the place of beginning;
2. The West 90 acres of the Southwest Quarter ($\frac{1}{4}$) of said Section Ten (10);
3. A parcel of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Ten (10), containing 3.00 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 273 on October 3, 1991, in the Office of the Recorder of Madison County, Iowa;
4. A parcel of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), used as a burial ground, and more particularly described as follows, to-wit: Commencing at a point 115 rods East and 13 rods South of the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), running thence East 8 rods, thence South 20

rods, thence West 15 rods, thence in a Northeasterly direction to the place of beginning;

5. Parcel "A" located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 15.04 acres, as shown in Plat of Survey filed in Book 2004, Page 2246 on May 17, 2004, in the Office of the Recorder of Madison County, Iowa;
6. Parcel "B" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10) and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15); ALL in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.03 acres, as shown in Plat of Survey filed in Book 2016, Page 22 on January 5, 2016, in the Office of the Recorder of Madison County, Iowa,
7. Parcel "F" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10), and in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15); ALL in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 17.07 acres, as shown in Plat of Survey filed in Book 2016, Page 23 on January 5, 2016, in the Office of the Recorder of Madison County, Iowa,

AND

The Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

AND

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

AND

The East Half ($\frac{1}{2}$) of Southwest Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.