



Document 2018 2752

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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA



WARRANTY DEED

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Terry Lyon, 1454 Union Lane, Van Meter, IA 50261

For the consideration of --\$80,000.00-- Dollar(s) and other valuable consideration, John D. Tomlinson and Jeanette K. Tomlinson, husband and wife

Terry Lyon and Ronald D. Lyon do hereby Convey to

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

This Deed is given in fulfillment of one certain real estate contract between the parties hereto dated August 27, 1997, filed October 10, 1997, in Book 138, Page 121 of the Recorder's Office of Madison County, 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.

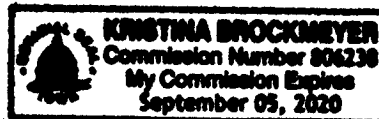
Dated on 8/22/18

John D Tomlinson
 John D. Tomlinson (Grantor)

Jeanette K. Tomlinson
 Jeanette K. Tomlinson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 22, 2018, by John D. Tomlinson and Jeanette K. Tomlinson



Kristina Brockmeyer
 Signature of Notary Public

The West Half (W $\frac{1}{2}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) EXCEPT the West 215 feet of the East 548 feet of the South 215 feet thereof, And EXCEPT the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), And EXCEPT a parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$), Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, beginning at the southeast corner of said Southwest Quarter (SW $\frac{1}{4}$), Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$), thence North 90°00'00" West (assumed for this description) along the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$), 333.00 feet; thence North 3°50'00" East 215.00 feet; thence North 90°00'00" West 215.00 feet; thence North 3°50'00" East 1060.00 feet; thence South 90°00'00" East 548 feet to the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$); thence South 3°50'00" West along said East line 1275.00 feet to the point of beginning, containing 14.94 acres, more or less, including 0.31 acres of road right of way along the south side thereof; AND, the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel A described as that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows. Beginning at the southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three (3), thence on an assumed bearing of North 90°00'00" East along south line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three (3) a distance of 907.00 feet; thence North 03°27'22" East 240.55 feet; thence South 90°00'00" West 907.00 feet to the west line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three(3), thence South 03°27'22" West along said west line a distance of 240.55 feet to the southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three (3) and the point of beginning. Said tract contains 5.00 acres and is subject to a Madison County Easement over the southerly and westerly 0.98 acres thereof.

Sellers also reserve a waterline easement to be used in connection with the last-described 5-acre tract for constructing and maintaining a private waterline and well, over, under, across and 10 feet either side of the following-described centerline: Commencing at the southeast corner of the above Parcel A; thence on an assumed bearing of North 03°27'22" East along the east line of said Parcel A a distance of 183.45 feet to the point of beginning, thence North 89°16'51" East 136.37 feet to the terminus of said easement centerline.