

CONSIDERATION \$50,000

**BK: 2019 PG: 2463**  
**Recorded: 8/9/2019 at 2:18:24.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$79.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Prepared by:** James L. Bergkamp, Jr., ICIS #AT0000823  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

**Send Tax Statement to:** Jeff A. Thompson and Tina Thompson  
2088 226<sup>th</sup> Court, Winterset, IA 50273

**Return to:** Jeff A. Thompson and Tina Thompson  
2088 226<sup>th</sup> Court, Winterset, IA 50273

### **WARRANTY DEED – JOINT TENANCY**

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Chris A. Magnani, single, (Grantor) does hereby Convey a one-half interest to Jeff A. Thompson and Tina Thompson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, and a one-half interest to Matthew Thompson and Samantha Thompson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, (Grantees) to the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to-wit: Commencing at a point 533 feet North and 413 feet East of the West line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Ten (10), said point being the Southeast corner of Lot One (1) in Block Five (5) of Barker's Second Addition to Macksburg, Iowa, thence North 416.96 feet to the North line of the right-of-way of the Creston, Winterset, Des Moines Railroad Company, thence West 130 feet, thence North to the North line of said Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Ten (10), thence East 337 feet, thence South to a point East of the place of beginning, thence West to the place of beginning, containing 4.84 acres, (Parcel A); **AND** a tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Ten (10), and more particularly described as follows to-wit: Commencing on the South line of said 40 acre tract at a point 33 feet South of the Southeast corner of Block Five (5) of Barker's Second Addition to Macksburg, Iowa, and running thence North along the East line of said Addition 533 feet to the Southeast corner of Lot One (1) of said Block Five (5), thence East, parallel with the South line of said 40 acre tract, 24 rods, 12 feet, 8 inches, thence South 533 feet to the South line of said 40 acre tract, thence West to the place of beginning, containing 5 acres (Parcel B); **AND** Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block Five (5) of Barker's Second Addition to Macksburg, Madison County, Iowa,

subject to any easements and restrictions of record.

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

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.

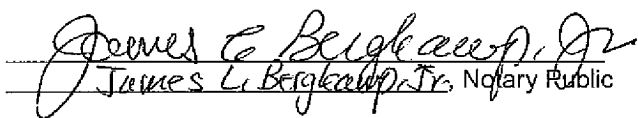
STATE OF IOWA, COUNTY OF DALLAS, ss: Dated: August 7, 2019

This instrument was acknowledged before me on  
August 7, 2019, by



Chris A. Magnani (Grantor)

Chris A. Magnani, single.

  
James L. Bergkamp, Jr. Notary Public

