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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

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)

Randy A. and JoAnn K. Berry
1983 - 305th Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

JB

Randy BERRY
1983 - 305th St
Winterset, IA 50273

Grantors:

Randy A. Berry
JoAnn K. Berry

Grantees:

Randy A. Berry
JoAnn K. Berry

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, RANDY A. BERRY and JoANN K. BERRY, husband and wife, do hereby Convey to RANDY A. BERRY and JoANN K. BERRY, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

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

This is a transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), 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 July, 2019

[Handwritten signature of Randy A. Berry]
Randy A. Berry (Grantor)

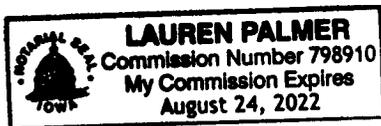
[Handwritten signature of JoAnn K. Berry]
JoAnn K. Berry (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July, 2019, by Randy A. Berry and JoAnn K. Berry



[Handwritten signature of Lauren Palmer]
Signature of Notary Public

Exhibit "A"

Parcel "I" located in the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 83.67 acres, as shown in Plat of Survey filed in Book 2011, Page 2115 on August 10, 2011, in the Office of the Recorder of Madison County, Iowa; **AND** the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirteen (13), more particularly described as follows, to-wit: Beginning at the Southeast corner of said Section Thirteen (13); thence North 90°00'00" West 547.53 feet along the south line of said Section Thirteen (13); thence North 00°16'42" East 440.23 feet; thence North 88°25'21" East 553.21 feet to the East line of said Section Thirteen (13); thence South 00°57'27" West 455.51 feet to the point of beginning, and containing 5.66 acres; **AND** the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.