



Document 2020 1878

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Date 6/01/2020 Time 9:44:31AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731
Taxpayer: Joseph Michalec, 1559 N. River Trl., Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515)462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Peter H. Gilman and Luann K. Gilman, Husband and Wife, do hereby Convey to Joseph Michalec, the following described real estate in Madison County, Iowa: See attached

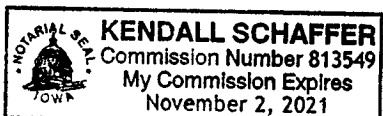
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 5/27/20

[Signature]
Peter H. Gilman (Grantor)

[Signature]
Luann K. Gilman (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on May 27, 2020, by Peter H. Gilman and Luann K. Gilman



[Signature]
Signature of Notary Public

This deed is exempt according to Iowa Code 428A.2(21). A Part of Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows: Beginning at a 1/2" iron rod at the Northwest corner of parcel "F"; thence S 89°49'24" E a distance of 41.47' to a 1/2" iron rod at the point of beginning; thence Southerly along a 2738.92' radius curve, concave Westerly, an arc length of 377.75' to a 1/2" iron pin; thence S 06°27'14" W a distance of 147.98' to a 1/2" iron rod; thence Southeasterly along a 100.00' radius curve, concave Northeasterly, an arc length of 181.00' to a 1/2" iron rod; thence S 00°10'34" W a distance of 15.10' to a 1/2" iron rod; thence N 89°49'26" W a distance of 126.48' to a 1/2" iron rod; thence N 00°21'34" E a distance of 656.98' to the point of beginning. Containing 0.623 acres including 0.502 acres of county road right of way easement.