



Document 2020 3149

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$420.00

Rev Stamp# 369

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY



Return to: Randy A. Berry, 983 305th Street, Winterset, IA 50273

Taxpayer: Randy A. Berry, 983 305th Street, Winterset, IA 50273

Preparer: G. Stephen Walters, 101 1/2 W. Jefferson, PO Box 230, Winterset, IA 50273;
515-462-3731

For the consideration of \$262,800.00 Dollar(s) and other valuable consideration, Charles C. Berry and Helen E. Berry, Husband and Wife

Randy A. Berry and JoAnn Berry, do hereby Convey to

Randy A. Berry and JoAnn Berry, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See attached Exhibit "A". This Warranty Deed is given in fulfillment of a Real Estate Contract dated January 26, 2005, and recorded January 27, 2005, in Book 2005 on Page 330 in th Office of the Madison County, Iowa, Recorder.

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.

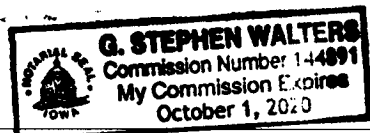
Dated on August 24, 2020.

Charles C. Berry
Charles C. Berry (Grantor)

Helen E. Berry
Helen E. Berry (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 24, 2020, by Charles C. Berry and Helen E. Berry



G. Stephen Walters
Signature of Notary Public

EXHIBIT A

The West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15) and the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT the following 4 parcels:

- (1) A parcel of land described as commencing at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North $0^{\circ}00'$ 279.1 feet to point of beginning; thence North $0^{\circ}00'$ 189.4 feet; thence North $89^{\circ}56'$ East 142.9 feet; thence South $1^{\circ}10'$ West 196.8 feet; thence North $87^{\circ}03'$ West 139.1 feet to point of beginning containing 0.625 acres including 0.197 acres county road right of way.
NOTE: The west line of the Northeast Quarter ($\frac{1}{4}$) of said Section Fifteen (15), is assumed to bear due north and south,
- (2) The East 75 feet of the South 330 feet of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,
- (3) Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.56 acres, as shown in Plat of Survey filed in Book 3, Page 202 on April 7, 1998, in the Office of the Recorder of Madison County, Iowa,
- (4) Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 8.508 acres, as shown in Plat of Survey filed in Book 3, Page 421 on April 22, 1999, in the Office of the Recorder of Madison County, Iowa.