

BK: 2020 PG: 3719
Recorded: 10/1/2020 at 10:02:57.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



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)

Bob W. and Patricia D. Gibson
1959 - 270th Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

Grantors:

Bob W. Gibson
Patricia D. Gibson

Grantees:

Bob W. Gibson
Patricia D. Gibson

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, BOB W. GIBSON and PATRICIA D. GIBSON, husband and wife, do hereby Convey to BOB W. GIBSON and PATRICIA D. GIBSON, 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 monetary consideration of less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), 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 September 30, 2020

(Grantor)

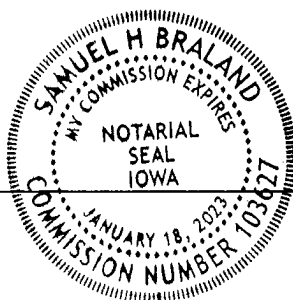
Bob W. Gibson (Grantor)

(Grantor)

Patricia D. Gibson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2020, by Bob W. Gibson and Patricia D. Gibson



Signature of Notary Public

Exhibit "A"

The Northwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **EXCEPT** the following-described tracts, to-wit:

1. A tract of land located in the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), and more particularly described as follows, to-wit: Commencing at a point 1,121.57 feet West of the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), thence North 623 feet, thence West 350 feet, thence South 623 feet, thence East 350 feet to the point of beginning, containing 5.0057 Acres;
2. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 2.000 acres, as shown in Plat of Survey filed in Farm Plat Book 1, Page 279 on December 9, 1982, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "A" located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 2.000 acres, as shown in Plat of Survey filed in Plat Book 3, Page 350 on November 23, 1998, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land conveyed for highway purposes and located in the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), and more particularly described as follows, to-wit: Beginning at the center of said Section Twenty-six (26); thence North $0^{\circ}00'00''$ West 2629.0 ft. along the East line of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26) to the North Quarter Corner thereof; thence North $89^{\circ}42' 1/2''$ West, 33.0 ft. along the North line of said Northwest Quarter ($\frac{1}{4}$) to a point on the present Westerly right of way line of the North-South county road; thence South $0^{\circ}00'00''$ East, 2531.9 feet along said present Westerly right of way line; thence South $44^{\circ}28'$ West, 135.7 ft. to a point on the South line of said Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26); thence South $89^{\circ}48'$ East, 128.0 ft. along said South line to the Center of said Section Twenty-six (26) and the Point of Beginning and containing 2.1 acres, more or less.