



Document 2020 807

Book 2020 Page 807 Type 03 001 Pages 2

Date 3/17/2020 Time 8:16:00AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### WARRANTY DEED - JOINT TENANCY

Return to: Lester Floyd Faux and Peral Lynn Faux, 501 North Street, Patterson, IA 50218

Taxpayer: Lester Floyd Faux and Peral Lynn Faux, 501 North Street, Patterson, IA 50218

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, Lester Floyd Faux and Peral Lynn Faux, Husband and Wife do hereby Convey to Lester Floyd Faux and Peral Lynn Faux as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See 1 in Addendum

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.

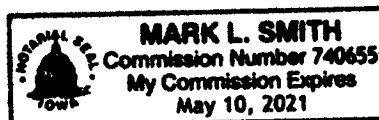
Dated on 3/16/2020

Lester Floyd Faux  
Lester Floyd Faux (Grantor)

Peral Lynn Faux  
Peral Lynn Faux (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/16/2020, by Lester Floyd Faux and Peral Lynn Faux



Mark L. Smith  
Signature of Notary Public

## Addendum

1. This deed is exempt according to Iowa Code 428A.2(21). The East Half (1/2) of the following described property: A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Patterson, Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Northeast corner of Block Five (5) of the Original Town of Patterson, Madison County, Iowa, running thence North 40 feet to the North line of the street, thence South 83°42' East 132 feet, thence South 132 feet to the Southeast corner of said parcel, AND Parcel "C" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.20 acres, as shown in Plat of Survey filed in Book 2006, Page 333 on January 25, 2006, in the Office of the Recorder of Madison County, Iowa;

Parcel "H," described as: All that part of Parcel "F" as filed in Book 2005 Page 2005 of the Madison County Recorder's Office, being located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (1/4) of Section 15, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of said NE1/4 SE1/4, thence North 85°23'06" East, along the South line of said NE1/4 SE1/4, a distance of 151.03 feet, to the Southwest Corner of said Parcel "F," also being the Point of Beginning; thence North 01°13'16" East, a distance of 797.41 feet; thence North 01°13'16" East, a distance of 797.41 feet; thence North 46°22'06" East, a distance of 667.62 feet; thence South 81°24'22" East, a distance of 559.33 feet; thence South 63°01'02" East, a distance of 94.22 feet, to a point on the East line of said NE1/4 SE1/4; thence South 00°09'54" East, along said East line, a distance of 6.88 feet; thence South 22°53'59" West, a distance of 1,160.84 feet, to a point on the South line of said NE1/4 SE1/4; thence South 85°23'06" West, 22.66 acres of land, more or less, including 0.53 acres of road easement.