



Document 2021 1665

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$567.20

Rev Stamp# 173 DOV# 174

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**

**Recorder's Cover Sheet**

\$355,000

FID106577

**Preparer Information:** Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266, Phone: 515-327-1750

**Taxpayer Information:** Derek M. Jansen, 35801 Red Pine Court, Earlham, IA 50072

**Return Document To:** Derek M. Jansen, 35801 Red Pine Court, Earlham, IA 50072

**Grantors:** David J. Elgin and Gayle Elgin

**Grantees:** Derek M. Jansen

**Legal Description:** See attached

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, David J. Elgin and Gayle Elgin, husband and wife, do hereby Convey to Derek M. Jansen, a married person, the following described real estate in Madison County, Iowa:

See attached

locally known as Parcel #s 200032784021000 & 200032782022000

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: April 15, 2021

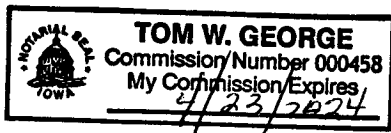
David J. Elgin
David J. Elgin, Grantor

Gayle Elgin
Gayle Elgin, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on the 15 day of April, 2021 by David J. Elgin and Gayle Elgin.

Tom W. George
Signature of Notary Public



## LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), thence North to the point of beginning; **AND** the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27); **EXCEPT** Parcel "A" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "B" located in the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa,

