



Document 2021 1704

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Date 4/27/2021 Time 2:57:33PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$767.20

Rev Stamp# 176 DOV# 177

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

~~Return To:~~ Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Taxpayer: Francis Peter Sullivan III and Shelley LaRayn Sullivan, 414 NW Westwood St., Ankeny, IA 50023

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

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WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Eighty Thousand Dollar(s) and other valuable consideration, David Stewart and Sheila Stewart, Husband and Wife, do hereby Convey to Francis Peter Sullivan III and Shelley LaRayn Sullivan, 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:

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: 4-22-21

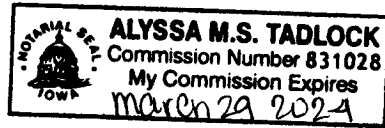
David Stewart
David Stewart, Grantor

Sheila Stewart
Sheila Stewart, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4.22.2021 by
David Stewart and Sheila Stewart.

Alyssa M. Tadlock
Signature of Notary Public



Legal Description of Property: A tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., more particularly described as follows to-wit: Commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), running thence South 223 feet, thence South, 65° West, 136 feet, thence South 161 feet, thence East 310 feet, thence North 212 feet, thence in a Southeasterly direction 396 feet to a point 320 feet South of the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section, thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 621 feet, thence North 486 feet to said Northeast corner, thence West 1,326 feet to the point of beginning, EXCEPT the following described tract of land located therein: Commencing at the Northeast Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence South 00°41' East 170.25 feet to the point of beginning. Thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning. Said parcel contains 1.54 acres. Note: The East line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12) is assumed to bear due North and South

