



Document 2022 2878

Book 2022 Page 2878 Type 03 001 Pages 3

Date 10/03/2022 Time 12:19:41PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$479.20

ANNO

Rev Stamp# 375 DOV# 366

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$300,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Kenneth Mullett and Polly Mullett, 333 US Hwy 169, Lorimor, IA
50149

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Dewey S. Eyerly and Mary D. Eyerly

Grantees: Kenneth Mullett and Polly Mullett

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Dewey S. Eyerly and Mary D. Eyerly, husband and wife, do hereby Convey to Kenneth Mullett and Polly Mullett, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A parcel of land in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-five (35), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-five (35); thence South 1507.94 feet along the East line of the West Half (½) of said Northwest Quarter (¼); thence North 84°15'34" West 132.13 feet to the Westerly Right of Way of relocated U.S. Highway 169, being the point of beginning; thence continuing North 84°15'34" West 168.26 feet; thence South 08°30'49" West 427.81 feet; thence South 84°15'34" East 213.95 feet to said Westerly Right of Way; thence along said Right of Way, North 12°54'05" East 118.06 feet (recorded as North 12°28' East 116.9 feet); thence North 00°04'54" East 189.14 feet (recorded as North 00°18'30" East 186.3 feet); thence North 04°03'30" West 123.73 feet to the point of beginning, containing 2 acres, more or less; AND Parcel "E" located in and forming a part of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.03 acres, AND Parcel "F" located in and forming a part of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-five (35), containing 0.38 acres, ALL as shown in Plat of Survey filed in Book 2022 Page 2642 on September 7, 2022, in the Office of the Recorder of Madison County, Iowa, and as corrected by Surveyor's Affidavit recorded in Book 2022, Page 2705, on September 13, 2022.



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: 9-29-2022.

Dewey S. Eyerly
Dewey S. Eyerly, Grantor

Mary D. Eyerly
Mary D. Eyerly, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-29-2022 by
Dewey S. Eyerly and Mary D. Eyerly.

Jennifer Stover
Signature of Notary Public

