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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**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

Taxpayer Information: Judy N. Clark, 2398 Carver Road, Winterset, IA 50273

Return Document To: Judy N. Clark, 2398 Carver Road, Winterset, IA 50273

Grantors: Judy N. Clark

Grantees: Judy N. Clark and Bud Hartsell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Judy N. Clark, does hereby Convey to Judy N. Clark and Bud Hartsell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21). See description 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.

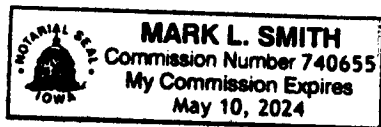
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3/25/2022

Judy Clark
Judy N. Clark, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/25/2022 by Judy N. Clark.



Signature of Notary Public

The East Half of the Southwest Quarter of Section 11, Township 75 North, Range 28 West of the 5th P.M., Madison County Iowa EXCEPT two and one-half acres off the West side of the Northwest quarter of the Southwest Quarter of said Section 11 and EXCEPT a tract described as follows: Commencing at a stone on the South line of the Southwest Quarter of said Section 11 which is located 1305.75 feet East of the Southwest corner thereof, running thence North 300 feet to a stone, thence East 290.4 feet to a stone, thence South 300 feet to a stake, thence West 290.4 feet to the place of beginning; AND EXCEPT for the previously surveyed parcels "A", "C" and "D", the remainder of which is more particularly described as follows:

Beginning at the South Quarter corner of Section 11, Township 75 North, Range 28 West of the 5th P.M., Madison County Iowa; thence North $89^{\circ}06'01''$ West, 1015.30 feet along the South line of the Southeast Quarter of the Southwest Quarter of said Section 11; thence North $1^{\circ}08'31''$ East, 76.36 feet to a point on the centerline of an existing County Road; thence Northeasterly 20.38 feet along said road centerline, which is a 602.52 foot radius curve, concave Northwesterly, with a chord of North $58^{\circ}48'21''$ East, 20.38 feet; thence North $57^{\circ}48'06''$ East, 544.20 feet along said road centerline; thence Northeasterly 496.69 feet along said road centerline, which is a 1761.18 foot radius curve, concave Southeasterly, with a chord of North $65^{\circ}53'20''$ East, 495.05 feet; thence North $73^{\circ}57'02''$ East, 101.59 feet along said road centerline to a point on the East line of the Southwest Quarter of said Section 11; thence South $1^{\circ}16'00''$ West, 623.29 feet long the East line of the Southwest Quarter of said Section 11 to the Point of Beginning. Said Parcel contains 8.998 acres, including 2.141 acres of Road right-of-way.