



Document 2023 1428

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Date 6/21/2023 Time 10:33:37AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$282.40

Rev Stamp# 188 DOV# 188

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$177,000

**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

Taxpayer Information: Troy Alan Cassel and Jessica Deanne Baier, 1374 St. Hwy 92,
Winterset, IA 50273

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

Grantors: Bruce Sawyers

Grantees: Troy Alan Cassel and Jessica Deanne Baier

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Seventy-Seven Thousand Dollar(s) and other valuable consideration, Bruce Sawyers, single, does hereby Convey to Troy Alan Cassel and Jessica Deanne Baier, 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 legal description.

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.

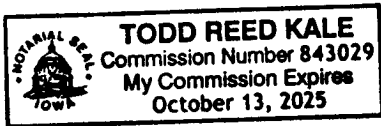
Dated: 6/22/23

[Signature of Bruce Sawyers]
Bruce Sawyers, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-20-23 by Bruce Sawyers.

[Signature of Todd Reed Kale]
Signature of Notary Public



LEGAL DESCRIPTION;

- A. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 978.00 Feet along the Quarter Section line to the point of beginning. Thence continuing North 90°00' East 310.00 Feet, thence North 00°00' 280 Feet, thence North 90°00' West 310.00 Feet, thence South 00°00' 280.00 Feet to the point of beginning,

and Grantors grant to Grantees, their heirs and assigns, an easement for underground waterline over real estate described as follows:

A strip of land 10.00 Feet wide and being 5.00 Feet wide on each side of the following described center-line:
Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 235 Feet to the point of beginning, thence North 39°51' East, 865 Feet to an existing well and windmill.

and the right to use said well within said easement and the right to lay and maintain the waterline and pump in the well which is on said easement.

and

- B. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 1,288.00 Feet, thence North 00°00' 280 Feet to the point of beginning, thence North 00°00' 21 Feet, thence North 90°00' West, 390 Feet, thence South 00°00' 21 Feet, thence North 90°00' East 390 Feet to the point of beginning.

and

- C. Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00' East 788 Feet to the point of beginning, thence continuing North 90°00' East 198 Feet, thence North 90°00' 280 Feet, thence North 90°00' West 80 Feet, thence southwesterly to the point of beginning.

The South line of the Northeast Quarter of Section 19, Township 76 North of Range 28 West of the 5th P.M., Madison County, Iowa, is assumed to bear due east and west.

Grantees shall install and maintain a hog tight fence along the East side of Parcel A, the East, North and West side of Parcel B and the West side of Parcel C. Said fence agreement shall run with the land.