



Document 2024 2599

Book 2024 Page 2599 Type 03 001 Pages 5

Date 10/25/2024 Time 8:07:55AM

Rec Amt \$27.00 Aud Amt \$10.00

INDX
ANNO
SCAN

BRANDY MACUMBER, 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, Tel: 515-462-3731

Taxpayer Information: Donald R. Eyerly, Jr. and Christine Eyerly, 1617 Fox Trail, Winterset, IA 50273

Return Document To: Donald R. Eyerly, Jr.,

Grantors: Donald R. Eyerly, Jr. and Christine Eyerly

Grantees: Donald R. Eyerly, Jr. and Christine Eyerly

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, Donald R. Eyerly, Jr. and Christine Eyerly, husband and wife, do hereby Convey to Donald R. Eyerly, Jr. and Christine Eyerly, 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

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

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: October 23, 2024.

Donald R. Eyerly, Jr., Grantor

Christine Eyerly, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 23, 2024 by Donald R. Eyerly, Jr. and Christine Eyerly.



Kristina Brockmeyer Signature of Notary Public

----- Entry #1 -----

Lot Two (2) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seven (7) as shown by plat recorded in Plat Book 1, at page 67, in the Office of the Recorder of Madison County, Iowa; **AND** the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); **AND** the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), except Lots One (1) and Two (2) located therein, as shown by said plat; **AND** the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except that part thereof lying South and West of Middle River; **ALL IN** Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

All that part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying North and East of Middle River; **AND** all that part of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and of Lot Two (2) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as commencing at the Southeast corner of Lot Two (2) thence westerly along the North line of the public highway a distance of 2 rods, thence in a Northwesterly direction approximately 40 rods to a point 10 rods East of Middle River, thence West to said river, thence Northerly along said river to the north line of said East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence East to the public highway, thence south along the West line of said highway to the place of beginning.

----- Entry #2 -----

A tract of land located in the West Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the West Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7), running thence North 80 rods, thence East 40 rods, thence North to the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7), thence West to the center of the main channel of Middle River, thence up the main channel of said river to the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7), thence South on said line to the center of the main channel of Middle River, thence up the center of said river to the South line of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7), thence East to the place of beginning, excepting therefrom all that part of the North 22 acres of the West Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7) lying South and East of the main channel of Middle River and containing 1 acre, more or less, and excepting all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7) lying North and East of Middle River; **AND** Lot 2 of the Subdivision of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Seven (7); **AND** the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seven (7), except Lots 1 and 2 of the Subdivision located therein, and except that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and of said Lot 2 of the Subdivision of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) described as follows, to-wit: Commencing at the Southeast corner of said Lot 2, thence Westerly along the North line of the public highway a distance of 2 rods, thence in a Northwesterly direction approximately 40 rods to a point 10 rods East of Middle River, thence West to said river, thence Northerly along said river to the North line of said Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), thence East to the public highway, thence South along the West line of said highway to the place of beginning; **AND** all that part of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of the main channel of Middle River and containing 104.41 acres, more or less; **AND** the West Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Eighteen (18); **AND** a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), thence South 50 rods, thence East 23 rods, thence North to

the center of the main channel of Middle River, thence up the center of the main channel of Middle River to the North line of said Section Eighteen (18), thence West to the place of beginning.

----- **Entry #3** -----

All that part of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being South and West of Middle River.