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Rev Transfer Tax \$247.20
Rev Stamp# 164 DOV# 174

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ mca



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

\$155,000.00

Taxpayer Information: (Name and complete address)

Leon J. and Cherie L. Morse, 1215 State Highway 92, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

Grantors:

Gregory A. McDonald
Debra K. McDonald

Grantees:

Leon J. Morse
Cherie L. Morse

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,
Gregory A. McDonald and Debra K. McDonald, husband and wife,

do hereby Convey to
Leon L. Morse and Cherie L. Morse, 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 1 in Addendum

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: 7/1/09

Gregory A. McDonald
Gregory A. McDonald (Grantor)

Debra K. McDonald
Debra K. McDonald (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK
This instrument was acknowledged before me on July 1, 2009, by Gregory A. McDonald and Debra K. McDonald, husband and wife,

Karen L. Moon
, Notary Public



Addendum

1.

Parcel "C", a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Five (5) and Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at an iron pin at the Northeast Corner of the SW1/4 of said Section 4; thence N 89° 36' 05" W. a distance of 1869.43' to the present Centerline of Highway 92; thence S 30° 00' 51" W. along said Centerline, a distance of 526.01' to the Point of Beginning; thence S 30° 07' 17" W. along said Centerline a distance of 720.99'; thence S 32° 12' 38" W., along said Centerline, a distance of 83.36'; thence with a curve turning to the right with an arc length of 216.23', with a radius of 2292.00', with a chord bearing of S 35° 50' 30" W., with a chord length of 216.15'; thence S 89° 30' 47" W. a distance of 345.21'; thence N 00° 29' 13" W. a distance of 872.35'; thence North 90° 00' 00" E. a distance of 885.43' to the Point of Beginning. Containing 12.53 acres of land including 2.59 acres of county road right of way.

