



Document 2009 3005

Book 2009 Page 3005 Type 03 001 Pages 2  
Date 9/29/2009 Time 2:32 PM  
Rec Amt \$14.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273 - Tel: 515.462.2442

✓ Return & send tax statements to: Mr. & Mrs. Gary H. Heichel  
812 Steeple Chase Lane  
Martinsburg, WV 25404-7780

### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar (\$1.00) and other valuable consideration, Gary H. Heichel and Iris F. Heichel, Husband and Wife, do hereby Convey to Gary H. Heichel and Iris F. Heichel as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The North 80 acres of the Northwest Fractional Quarter and the West Half of the Northeast Quarter of Section 31, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, excepting therefrom,

A parcel of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section 31, T76N, R28W of the 5th P.M., Madison County., Iowa; thence North 90°00'00" East 197.45 feet along the section line; thence South 00°43'00" West 211.75 feet; thence South 86°55'09" East 23.81 feet; thence South 01°17'15" West 72.09 feet; thence South 89°14'27" East 255.98 feet; thence South 00°25'00" East 170.49 feet; thence North 89°48'18" West 94.01 feet; thence North 80°26'45" West 100.37 feet; thence South 08°41'24" West 120.92 feet; thence North 89°53'00" West 265.30 feet to the West line of Section 31; thence North 00°14'42" East 560.98 feet to the point of beginning. Said parcel contains 3.83 Acres including 0.63 Acres of County Road Right of Way.

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.

CONSIDERATION LESS THAN \$500.  
EXEMPTION NO'S 10 & 11 APPLY.

Dated: September 25, 2009

Gary H. Heichel  
Gary H. Heichel (Grantor)

Iris F. Heichel  
Iris F. Heichel (Grantor)

**STATE OF WEST VIRGINIA, COUNTY OF BERKELEY, SS:**

This instrument was acknowledged before me on September 25, 2009, by Gary H. Heichel and Iris F. Heichel.

(S E A L & Date of Expiration  
of Commission): Feb 4, 2015

Sylvia A. Palmer  
Notary Public in and for West Virginia

