

Book 2008 Page 116 Type 03 001 Pages 2
Date 1/11/2008 Time 11:49 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$183.20
Rev Stamp# 14 DOV# 14

INDX ✓
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

MCA

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Official Form No. 103 - May 2006

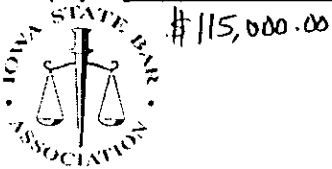
Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Justin D. Summers, 1124 Husky Drive, Winterset, IA 50273

Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Justin D. & Sarah B. Summers, 1124 Husky Drive, Winterset, IA 50273



\$115,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$115,000.00--- Dollar(s) and other valuable consideration,
Lois Wagner, Single

do hereby
Convey to Justin D. Summers and Sarah B. Summers,

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.

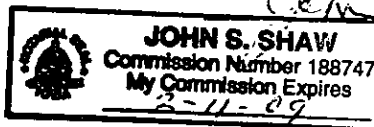
Dated: Dec. 27 2007

Lois Wagner
Lois Wagner (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Dec. 27-07 by Lois Wagner, Single



John S. Shaw
, Notary Public

Addendum



1. The South $62 \frac{3}{4}$ rods of the following-described tract of land, to-wit: Commencing at the northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence East 31.03 rods, thence South 19 rods, thence in a Southwesterly direction along the West side of the road or public highway to a point 8 rods East of the southwest corner of said 40-acre tract; thence West 8 rods; thence North to the point of beginning; being all that part of said tract of land which lies South of a certain private road crossing said tract of land from East to West, and being approximately $27 \frac{5}{8}$ rods across the North end thereof, and estimated to contain 6 acres, more or less