

Document 2008 3761

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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



**WARRANTY DEED**

**(Joint Tenancy)**

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

**Recorder's Cover Sheet**

\$ 304,850.00

**Preparer Information:** (Name, address and phone number)

Charles W. Hendricks, 1701 48th Street, Suite 290, West Des Moines, IA 50266, Phone:  
(515) 222-9900

**Taxpayer Information:** (Name and complete address)

Larry Young; 2552 Walnut Trail, St. Charles, IA 50240

✓ MCA

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

Larry Young; 2552 Walnut Trail, St. Charles, IA 50240

**Grantors:**

Dale Faux  
Sheryl Faux

**Grantees:**

Larry Gene Young  
Sherry Marie Young

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration,  
Dale Faux and Sheryl Faux, husband and wife

do hereby Convey to  
Larry Gene Young and Sherry Marie Young, 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:

All that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11) which lies  
Northwest of the right of way of the Chicago Great Western Railroad Company and containing 6.54 acres more  
or less, and the following described tract of land, to-wit: Commencing at a point 721 feet East of the Northwest  
corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11) and running thence  
East to the Northeast corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section,  
thence South to the right of way of said Chicago Great Western Railroad Company, thence in a Southwesterly  
direction along the Northwesterly line of said right of way to a point approximately 334.3 feet South of the  
North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section, thence West to the  
West line of said last mentioned 40-acre tract, thence North 66.35 feet, thence West 593.6 feet, thence North to  
the point of beginning, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.,  
Madison County, Iowa.

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: 12/30/08

Dale Faux  
Dale Faux (Grantor)

Sheryl Faux  
Sheryl Faux (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This instrument was acknowledged before me on December 30, 2008, by Dale Faux and Sheryl Faux, husband and wife

Terry L. Pauling  
Notary Public

