

FILED NO. **000206**

BOOK 200 PAGE 206

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REC \$ 5.00  
AUD \$ 1.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED \_\_\_\_\_

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information **Lewis H. Jordan, P.O. Box 230, , Winterset, (515) 462-3731**

Individual's Name Street Address City Phone

Address Tax Statement : **Matthew L. and Brandy L. Lyon**  
1466 Union Lane, Van Meter, IA 50261

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE and no/100-----(\$1.00)-----  
Dollar(s) and other valuable consideration,

**Matthew L. Lyon and Brandy L. Lyon, Husband and Wife**

do hereby Convey to

**Matthew L. Lyon and Brandy L. Lyon,**

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

**Auditor's Parcel "B" located in the Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., more particularly described as follows:**

**Commencing at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section twenty-eight (28); thence South 00 degrees 00 minutes 00 seconds East 919.19 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East 361.50 feet; thence south 00 degrees 00 minutes 00 seconds east 361.50 feet; thence North 90 degrees 00 minutes 00 seconds West 361.50 feet; thence North 00 degrees 00 minutes 00 seconds East 361.50 feet to the point of beginning; and subject to all road easements of record.**

**The actual consideration for this transfer is less than \$500.00; and is exempt from transfer tax under Iowa Code and no Declaration of Value or Groundwater Statement is required.**

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.

STATE OF IOWA

Dated: November 30, 2000

ss:

Warren COUNTY,

On this 5<sup>th</sup> day of January

2001, before me, the undersigned, a Notary Public in and for said State, personally appeared

**Matthew L. Lyon and Brandy L. Lyon**

Matthew L. Lyon  
**Matthew L. Lyon** (Grantor)

Brandy L. Lyon  
**Brandy L. Lyon** (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

(Grantor)



Cynthia Strawn  
Notary Public

(This form of acknowledgment for individual grantor(s) only)