

Document 2004 2837

Book 2004 Page 2837 Type 03 01 Pages 2  
Date 6/18/2004 Time 11:37 AM  
Rec Amt \$16.00 Aud Amt \$10.00ENTERED FOR TAXATION  
THIS 18 DAY OF June 2004  
Samuel H. Braland  
Dubby Gorkian  
DEPOTCOMPUTER ☒  
RECORDED ☒  
COMPARED ☐MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWAPreparer  
Information

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name

Street Address

City

Phone

Address tax statement: John P. &amp; Jeri L. Drake, 500 N. Bryant Street, Oklahoma City, OK 73117

SPACE ABOVE THIS LINE  
FOR RECORDER

## WARRANTY DEED - JOINT TENANCY

For the consideration of ---One

Dollar(s) and other valuable consideration,  
JOHN P. DRAKE and JERI L. DRAKE, husband and wife,

do hereby Convey to

JOHN P. DRAKE and JERI L. DRAKE, 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:

Real Estate described on Legal Description attached hereto and by this reference incorporated herein.

This is a transfer between husband and wife for the private partition of property and for monetary  
consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and  
declaration of value and groundwater hazard statement filing requirements.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 OKLAHOMA

Dated: June 1, 2004

OKLAHOMA COUNTY,

ss:

On this 1st day of June  
2004, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
John P. Drake and Jeri L. DrakeJohn P. Drake  
John P. Drake

(Grantor)

Jeri L. Drake  
Jeri L. Drake

(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)

Notary Public

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

### Legal Description

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Six (6) lying North of Public Highway No. 92, and all that part of the Southwest Quarter (¼) of the Southwest Quarter (¼) and the East Half (½) of the Southwest Quarter (¼) lying North of Public Highway No. 92 of Section Five (5), all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>TH</sup> P.M., Madison County, Iowa, EXCEPT that part thereof deeded to the State of Iowa for highway purposes, AND ALSO EXCEPT a part of the Southwest Quarter (SW¼) of Section 5, Township 75 North, Range 29 West of the 5<sup>TH</sup> P.M., Madison County, Iowa, described as follows: Commencing as a point of reference at the Southwest Corner of said Section 5; thence North 0°00'00" East 284.08 feet along a line between the Southwest corner and the Northwest corner of said Section 5 (assumed bearing for this description only) to a point on the Northwesterly right-of-way line of Highway No. 92; thence North 67°12'48" East 86.09 feet along the said right-of-way line to the point of beginning; thence North 22°47'12" West 50.00 feet to a point; thence North 67°12'48" East 50.00 feet along a line parallel with said right-of-way line to a point; thence South 22°47'12" East 50.00 feet to a point on said right-of-way line; thence South 67°12'48" West 50.00 feet along said right-of-way line to the point of beginning, containing 2,500 square feet.

and

The Northwest Quarter (¼) of the Southwest Quarter (¼) and a tract of land described as follows, to-wit: Commencing at the Southwest corner of the Southwest Quarter (¼) of the Northwest Quarter (¼), and running thence North 65 rods to the North bank of Middle River, thence following the meanderings of said River South and East to a point on the North bank of said River 35 Rods West and 17 Rods and 15 Feet North of the Southeast corner of said 40 acre tract, thence East 35 Rods, thence South 17 Rods and 15 Feet to the Southeast corner of said 40 acre tract; thence West to the place of beginning, all in Section Five (5), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>TH</sup> P.M., Madison County, Iowa.