

Document 2005 1174

Book 2005 Page 1174 Type 03 01 Pages 3
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ENTERED FOR TAXATION
THIS 21 DAY OF March 2005
Jean W. Boring
Debbie Corke
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

This Instrument was prepared by:

Michael Boring
2014 Quarry Trail
Winterset, IA 50273

After Recording Mail To:
Michael & Laura Boring
2014 Quarry Trail
Winterset, IA 50273

Mail Subsequent Tax Statements To:
Michael & Laura Boring
2014 Quarry Trail
Winterset, IA 50273

WARRANTY DEED
TITLE OF DOCUMENT

EXEMPT TRANSACTION: (11) - Deeds between husband and wife

FOR NO CONSIDERATION,

Michael Boring, a married man, and joined by his wife Laura S. Boring, GRANTOR,

WHOSE mailing address is 2014 Quarry Trail, Winterset, Iowa 50273

DOES HEREBY convey to:

Michael Boring and Laura S. Boring, husband and wife as joint tenants with right of survivorship and not as tenants in common, GRANTEE,

WHOSE mailing address is 2014 Quarry Trail, Winterset, Iowa 50273

ALL RIGHT TITLE AND INTEREST to the following described real estate in Madison County, Iowa, to wit:

ALL THAT PARCEL OF LAND IN MADISON COUNTY, STATE OF IOWA, AS MORE FULLY DESCRIBED IN DEED BOOK 143, PAGE 229, ID# 400072646012000, BEING PARTICULARLY DESCRIBED AS A METES AND BOUNDS PROPERTY. *See Exhibit A*

MORE commonly known as: 2014 Quarry Trail, Winterset, Iowa 50273
Assessor's Parcel Number: 3466987

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Prior Recorded Doc. Ref.: Deed: Recorded November 8, 2000; BK 143, PG 229.

GRANTOR does hereby covenant with GRANTEE, and successors in interest, that GRANTOR holds the real estate by title in fee simple; that GRANTOR has 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 GRANTOR covenants 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

This 17 day of JUNE, 2003

Michael Boring
Michael Boring

Laura S Boring
Laura S. Boring

STATE OF MADISON, IOWA
COUNTY OF MADISON ss

On this 17 day of JUNE, A.D., 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael Boring and Laura S. Boring** to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as their voluntary act and deed.

NOTARY STAMP/SEAL



Catherine A. Weltha
NOTARY PUBLIC
My Commission expires: 6/29-04

Exhibit A

"Parcel "B" located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) and in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, and being a part of Parcel "A" of Section Twenty-six (26), more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 76 North, Range 27 West of the 5th p.m., Madison County, Iowa; thence, along the West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 26, North 00°00'00" East 391.84 Feet; thence South 89°48'06" East 1315.64 feet to the East line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); thence, along said East line, South 00°05'06" West 1329.26 feet; then North 89°44'21" West 1313.68 feet to the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); thence, along said West line North 00°00'00" East 935.99 feet to the Point of beginning. Said parcel "B" contains 40.096 acres including 1.006 acres of county road right of way."