

Document 2005 1601

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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 13 DAY OF April
Michelle Utsler
DEPUTY RECORDER

COMPUTER _____
RECORDED _____
COMPARED _____



WARRANTY DEED

(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

SATC
John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Tim A. Engnell and Nickie M. Hunter
2853 220th Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

P.O. Box 67, Winterset, Iowa 50273

Grantors:

David Wieling
Merilee J. Wieling

Grantees:

Tim A. Engnell
Ncikie M. Hunter

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of TWO HUNDRED AND THIRTY THOUSAND AND 00/100
Dollar(s) and other valuable consideration,
David Wieling and Merilee J. Wieling, husband and wife

do hereby Convey to
Tim A. Engnell and Nickie M. Hunter, 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:

See 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.

STATE OF IOWA
COUNTY OF MADISON

Dated: April 8, 2005

This instrument was acknowledged before me on
April 8, 2005
by David Wieling and Merilee Wieling, husband and
wife

John E. Casper, Notary Public

David Wieling
David Wieling (Grantor)

Merilee J. Wieling
Merilee J. Wieling (Grantor)

(Grantor)

(Grantor)



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

Addendum

1. The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4), and the South Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) excepting therefrom the South 64 Rods of the East One-fourth (1/4) of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), all in Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M. Madison County, Iowa, EXCEPT Parcel "D" - A part of the Southeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 89°51'40" East a distance of 954.98 feet from the South Quarter corner of said Section Thirty-six (36); thence North 00°08'34" East a distance of 696.80 feet; thence South 89°51'40" East a distance of 500.00 feet; thence South 51°16'31" East a distance of 175.00 feet; thence South 00°08'34" West a distance of 587.65 feet; thence North 89°51'40" West a distance of 636.84 feet; to the point of beginning; having an area of 436,267.16 square feet, 10.015 acres including 0.483 acres of county road right of way.