



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

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

Return to Preparer: RE/MAX Real Estate Group 6900 University Avenue Des Moines, IA 50311 (515) 279-6700
LEAH BENSON

Address Tax Statements To: Corey Wade & Debbie Hamilton, 1220 Upland, Van Meter, IA 50261

WARRANTY DEED-JOINT TENANCY

\$285,000.00

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration, Grant Griswold and Dawn Griswold, Husband and Wife, as joint tenants with full rights of survivorship and not as tenants in common

do hereby Convey to Corey J Wade, a Single person and Debbie J Hamilton, a Single person, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in
Madison County, Iowa:



A parcel of land in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00°00'00" East, 330.96 feet along the west line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to a point; thence North 84°12'58" East, 1325.01 feet to a point on the east line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00°00'00" West, 111.35 feet along said east line to a point; thence South 68°17'15" West, 654.20 feet to a point; thence South 84°12'58" West, 714.01 feet to a point on the west line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00°00'00" East, 109.04 feet along said west line to the point of beginning and containing 9.989 Acres more or less, including 0.334 Acres of County Road right-of-way.

Subject to and together with any and all easements, covenants and restrictions of record

*** thence South 00°00'00" East, 148.20 feet to a point;

Locally Known As: 1220 Upland Ave, Van Meter, IA 50261

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 ss: _____
COUNTY, _____

Dated: 5/18/01

On this 18 day of May, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared: Grant Griswold and Dawn Griswold, Husband and Wife

[Signature]
Grant Griswold (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.

[Signature]
Dawn Griswold (Grantor)

[Signature]
Notary Public

(This form is a simplified acknowledgment for individual grantor(s) only)

