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BOOK 2001 PAGE 4179

2001 SEP 19 PM 2:17

REC \$ 10⁰⁰
AUD \$ 20⁰⁰
R.M.F. \$ 1⁰⁰COMPUTER
RECORDED
COMPARED _____Prepared by and
return to: Jeffrey G. Flagg, Atty., 2716 Grand Av., Des Moines, IA 50312, 515/243-5244MICKI UTSLER
RECORDER
MADISON COUNTY, IOWAMAIL TAX STATEMENT: Merle R. Jordan, 717 No. 6th Av Circle, Winterset, IA 50273**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Merle R. Jordan and Margery Jordan**, husband and wife, do hereby Convey to **Merle R. Jordan and Margery Jordan**, Trustees of the **Merle R. Jordan Trust** and the **Margery Jordan Trust** dated the 28th day of August, 2001, and any amendments thereto as tenants in common, each trust having an undivided one-half interest, the following described real estate in Madison County, Iowa:

All of our right, title and interest in and to:

- 1) Parcel 10A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

There is no separate apartment number for the townhouse located on the parcel covered by this Deed. The apartment or townhouse is identified by the parcel designation set forth above. The exact description of the above-described parcel is set forth in a Plat of Survey for Lots 4 through 15, Fieldstone Addition to the City of Winterset, Madison County, Iowa, recorded September 23, 1994, in Book 2, Page 226 of the Office of the Madison County, Iowa, Recorder. This Deed, pursuant to the above-described Declaration, includes a 1/22 undivided interest in the common areas and facilities of Fieldstone Addition, which rounds to the nearest one-hundredth of a percent to a 4.55% undivided interest.

- 2) 20 Acres off the East side of NW1/4 NE1/4 Section 35 and W1/2 SE1/4 of Section 26-76-26 more particularly described as follows, to-wit: Beginning at the NE corner of NW1/4 NE1/4 Section 35-76-26 and running thence West 368 feet, thence South 202 feet to the center of State Highway #28 (now State Highway #92), thence Northeasterly on a curve 420 feet to the East line of said NW1/4 NE1/4 Section 35, thence North 23 feet to the point of beginning, also, beginning at the SE corner of SW1/4 SE1/4 Section 26-76-26, and running thence West 368 feet, thence North 2359.5 feet, thence East 110 feet, thence South 35 30' East 470 feet to the East line of NW1/4 SE1/4 of said Section 26, thence South 1982 feet to the point of beginning. "(The above description is the same description as the Twenty Acre tract referred to as the "exception" in one certain Warranty Deed, dated February 19, 1948, recorded on Page 595 in Book of Deeds Number 82, in the Office of the Register of Deeds in Madison County, Iowa)". Also, all that part of NE1/4 NE1/4 Section 35 and all that part of NW1/4 NW1/4 Section 36-76-26 lying North and West of the center of the present channel of Middle River. "The above descriptions in this paragraph contain Twenty (20) acres more or less in said Section 26 and an estimated acreage of 22.15 acres in said Sections 35 and 36."
- 3) South 3/4 of the West 3/4 of Section 26; and the North 1/2 NW1/4 and NW1/4 NE 1/4 of Section 35; and all that part of the NE1/4 NE1/4 Section 35 lying North and West of the center channel of Middle River, all in Township 76, Range 26, excepting the right of way of the Chicago, Rock Island and Pacific Railway Company, and all that part of the NW1/4 NW1/4 of Section 36 lying North and West of the center channel of Middle River, all in Township 76 Range 26, Madison County, Iowa, EXCEPT the following described real estate in Madison County, Iowa, to-wit: Beginning at a point 923 feet North of the Southwest corner of Section 26-76-26, thence East 263 feet, thence North 250 feet, thence West 263 feet, thence South 250 feet to the point of beginning, containing 1.5 acres, more or less, and further EXCEPTING Parcel "C" located in that part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 26 and in that part of the Northwest Quarter of the Northeast Quarter (NE1/4) of Section 35, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying North of the centerline of Primary Highway No. Iowa 92, as shown in Plat of Survey filed in Book 3, Page 296, on July 17, 1998, in the of the Recorder of Madison County, Iowa

REC'D
ADD'L
H.M.F.



NOTARY PUBLIC - STATE OF IOWA

Becky McDonald

On this 14 day of September, 2001, before me, the undersigned, a Notary Public in and for said State; personally appeared Merle R. Jordan and Margery Jordan, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

STATE OF IOWA
COUNTY OF Madison
)SS

Margery Jordan
Margery Jordan

Merle R. Jordan
Merle R. Jordan

(Family transaction -
No revenue required)

Dated: Sept 14 2001, 2001.

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.
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.