

FILED NO. **001710**
BOOK **2002** PAGE **1710**
(page **1710**)
2002 APR 11 AM 10:15
10:15am
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

REC \$ **10⁰⁰**
AUD \$ **5⁰⁰**
R.M.F. \$ **1⁰⁰**

Preparer Information **Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**

Individual's Name Street Address City Phone

Address Tax Statement: **Stephanie Lyon, 3032 Cumming Road, Van Meter, IA 50261**

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of **ONE and no/100-----(\$1.00)-----**
Dollar(s) and other valuable consideration,
Ronald D. Lyon, Single; and Terry Lyon and Janann Lyon, Husband and Wife,

do hereby Convey to
Stephanie Lyon

the following described real estate in **MADISON** County, Iowa:

SEE ATTACHED

The actual consideration for this transfer is less than \$500.00 and is exempt from transfer tax under Iowa Code

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**

Dated: **April 8, 2002**

MADISON COUNTY, ss:

Ronald D. Lyon (Grantor)

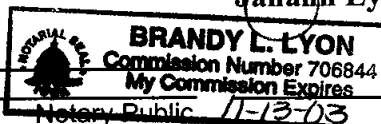
On this **8** day of **April**, **2002**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Ronald D. Lyon, Terry Lyon and Janann Lyon**

Terry Lyon (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.

Janann Lyon (Grantor)

Brandy L. Lyon



(Grantor)

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

Parcel "D" - Part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa, described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty--eight (28); thence North 83 degrees 51 minutes 02 seconds East, along the North line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), a distance of 318.92 feet to an existing fence; thence South 01 degrees 47 minutes 18 seconds West along said fence, a distance of 104.65 feet to the Point of Beginning; thence South 85 degrees 46 minutes, 52 seconds East a distance of 381.38 feet; thence South 05 degrees, 47 minutes 38 seconds West a distance of 357.99 feet; thence North 85 degrees 53 minutes 18 seconds West a distance of 356.32 feet; thence North 01 degrees 47 minutes 18 seconds East a distance of 358.84 feet to the Point of Beginning, containing 3.03 acres;