

002801

FILED NO. _____

BOOK 2002 PAGE 2801

2002 JUN 10 AM 10:48

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 100

COMPUTER
ENCUMBERED
COMPARED _____

Preparer Information Robert D. Hall, 408 SW 3rd Street, Ankeny, Iowa 50021, (515) 964-2134
Individual's Name Street Address City Phone

Robert D. Hall ISBA # 2135

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: **Marian Mogensen 3219 St Charles RD, St. Charles IA 50240**

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Marian C. Mogensen, single do hereby Convey to Marian C. Mogensen, Deborah J. Young, and Rebecca A. Allen, as joint tenants with full rights of survivorship as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

SEE ATTACHED EXHIBIT A

THIS IS A FAMILY TRANSACTION AND DOES NOT REQUIRE DOCUMENTARY STAMPS

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.

Dated: 6-8-02

Marian C. Mogensen
Marian C. Mogensen, single (Grantor)

STATE OF IOWA, MADISON COUNTY, ss:

On this 8th day of June, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Marian C. Mogensen, single 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.

Linda K. Dutton
, Notary Public



EXHIBIT A

A tract of land commencing at the Northwest Corner of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, running thence South 336 feet along the West line of said Section Twenty-three (23), thence East 337 feet, thence South 743.3 feet to the center line of a county road, thence South $60^{\circ} 11'$ East 49.7 feet, thence Southeasterly 316.8 feet along a 1146.0 foot radius curve concave Northeasterly, thence North $00^{\circ} 20'$ East 1761.2 feet, thence West 677.9 feet to the West line of Section Fourteen (14), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, thence South $00^{\circ} 37'$ West 539.5 feet along said West line to the point of beginning, containing 11.9461 acres including 0.7306 acres of county road right-of-way in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) and 8.1196 acres in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Fourteen (14),

Except the following:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE $N01^{\circ}40'13''E$, 585.64 FEET TO THE SOUTHWEST CORNER OF CUNNINGHAM RURAL ESTATES; THENCE $N87^{\circ}42'31''E$, ALONG THE SOUTH LINE OF SAID CUNNINGHAM RURAL ESTATES, 184.94 FEET; THENCE $S00^{\circ}08'30''E$, 574.07 FEET TO THE NORTH LINE OF SAID NORTHWEST $1/4$ OF THE NORTHWEST $1/4$; THENCE $N84^{\circ}44'18''E$, ALONG SAID NORTH LINE, 134.21 FEET; THENCE $S00^{\circ}08'30''E$, 1060.80 FEET TO THE PRESENT CENTERLINE OF ST. CHARLES ROAD; THENCE $N62^{\circ}50'25''W$, ALONG SAID CENTERLINE, 379.25 FEET; THENCE $N00^{\circ}08'30''W$, 856.66 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES INCLUDING 0.59 ACRES OF COUNTY ROAD RIGHT OF WAY (Parcel A)