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TWO 26 MAY 2005
Jean Walsh
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Rec Amt \$12.00 Aud Amt \$10.00
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lewis H. Jordan
Post Office Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Rodney Jones
223 East South Street # 81,137.00
Winterset, IA 50273

Return Document To: (Name and complete address)

✓ Lewis H. Jordan
Post Office Box 230
Winterset, IA 50273

Grantors:

Garnalee Chandler
Stephen J. Chandler

Grantees:

Rodney Jones

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of EIGHTY-SEVEN THOUSAND, ONE HUNDRED THIRTY-SEVEN --(\$87,137.00)
Dollar(s) and other valuable consideration,
Garnalee Chandler and Stephen J. Chandler, Wife and Husband

do hereby Convey to
Rodney Jones

the following described real estate in MADISON County, Iowa:

An undivided one-third interest in and to:

The North Three-fourths (N 3/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the West one-fourth (W 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND,

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except five (5) acres and the buildings located in the southeast corner thereof, more particularly described as follows: A tract of land commencing at the Southeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence West 640 feet; thence North 296 feet; thence East 640 feet; thence South to the Point of Beginning.

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: May 24, 2005

This instrument was acknowledged before me on MAY 24, 2005 by
Garnalee Chandler and Stephen J. Chandler

Garnalee Chandler
Garnalee Chandler (Grantor)

Stephen J. Chandler
Stephen J. Chandler (Grantor)

Lewis H. Jordan
Lewis H. Jordan, Notary Public

(Grantor)

(Grantor)

