



ENTERED FOR TAXATION
 THIS 12 DAY OF July 2005
Sean W. Elger
Debbie Carlson
 DEPUTY ASSESSOR

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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
 MADISON IOWA

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



WARRANTY DEED

(Joint Tenancy)
 THE IOWA STATE BAR ASSOCIATION
 Official Form No. 103
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lewis H. Jordan
 P.O. Box 230
 Winterset, IA 50273
 Telephone: 515/462-3731

Taxpayer Information: (Name and complete address)

Ronald D. and Vickie Lyon
 3020 Cumming Road
 Van Meter, IA 50261

Return Document To: (Name and complete address)

✓ Lewis H. Jordan
 P.O. Box 230
 Winterset, IA 50273

Grantors:

Terry Lyon
 Mary J. Lyon
 Ronald D. Lyon
 Vickie Lyon

Grantees:

Ronald D. Lyon
 Vickie Lyon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE and no/100-----(\$1.00)-----
 Dollar(s) and other valuable consideration,
Terry Lyon and Mary J. Lyon, Husband and Wife,
Ronald D. Lyon and Vickie Lyon, Husband and Wife,
 do hereby Convey to
Ronald D. Lyon and Vickie Lyon

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Parcel "A" - a part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 1 and part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, described as follows: Beginning at an iron pin found at the NE corner of said Section 12 being also the SE corner of Section 1; thence S 00°06'27" W a distance of 190.23 feet; thence N 89°25'18" W a distance of 651.17 feet; thence N 03°05'11" E a distance of 391.47 feet; thence S 89°51'19" a distance of 628.15 feet; thence S 00°08'45" W a distance of 205.88 feet to the point of beginning, having an area of 6.063 acres including 0.280 feet of county road right-of-way

The consideration for this Deed is less than Five Hundred Dollars (\$500.00); therefore, no Declaration of Value or Groundwater Statement is required.

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: July 8, 2005

This instrument was acknowledged before me on
July 8, 2005
 by Terry Lyon and Mary J. Lyon; and
Ronald D. Lyon and Vickie Lyon

Terry Lyon
 Terry Lyon (Grantor)

Mary J. Lyon
 Mary J. Lyon (Grantor)

Ronald D. Lyon
 Ronald D. Lyon (Grantor)

Vickie Lyon
 Vickie Lyon (Grantor)

Carol Kiernan
 Notary Public



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