

Document 2005 2933

Book 2005 Page 2933 Type 03 001 Pages 3
Date 6/29/2005 Time 12:39 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$106.40
Rev Stamp# 282 DOV# 277

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 29 DAY OF June 2005
Joan Acela
Debbie Corkison
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED



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

Preparer Information: (Name, address and phone number)

John E. Casper
223 E. Court, P.O. Box 67
Winterset, IA 50273
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Joan Acela
1602 Hwy 169
Winterset, IA 50273

Return Document To: (Name and complete address)

✓ John E. Casper
P.O. Box 67
Winterset, IA 50273

\$67,000.00

Grantors:

Jerry Cleghorn
Kathleen Cleghorn

Grantees:

Joan Acela

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of SIXTY-SEVEN THOUSAND AND 00/100
Dollar(s) and other valuable consideration,
Jerry Cleghorn and Kathleen Cleghorn, husband and wife

do hereby Convey to
Joan Acela

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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

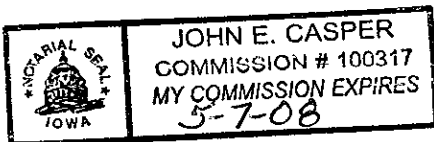
Dated: June 29, 2005

This instrument was acknowledged before
me on June 29, 2005 by
Jerry Cleghorn and Kathleen Cleghorn, husband and wife

Jerry Cleghorn
Jerry Cleghorn (Grantor)

John E. Casper
John E. Casper, Notary Public

Kathleen Cleghorn
Kathleen Cleghorn (Grantor)



(Grantor)

(Grantor)

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

Addendum

1.

Parcel #1: A parcel of land in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., thence North 00°00'00" 837.70 feet, along the West line of the Southwest Quarter (1/4) of said Section Thirty-one (31), to the point of beginning; thence continuing North 00°00'00" 403.80 feet along said West line; thence North 89°55'00" East 202.30 feet; thence South 00°07'00" East 407.61 feet; thence North 89°00'24" West 203.16 feet to the point of beginning. Said parcel contains 1.888 acres, including 0.420 acres of highway right-of-way. Note: The West line of the Southwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) is assumed to bear due North and South,

and

Parcel #2: Commencing at the Northeast Corner of the above-described Parcel #1; thence South 00°07'00" East 247.30 feet to the point of beginning; thence South 89°36'00" East 50.0 feet; thence South 50.0 feet; thence in a Southwesterly direction in a straight line to the Southeast corner of the above-described Parcel #1; thence in a Northerly direction in a straight line to the point of beginning.

and

Parcel #3: Commencing at the Southeast Corner of the above-described Parcel #1; thence in a Westerly direction along the Southern boundary of the above-described Parcel #1, 70.17 feet to the point of beginning; thence South 275.0 feet; thence West to the Western line of the above-described Section 31; thence in a Northerly direction along the Western line of the above-described Section 31 to the Southwestern Corner of the above-described Parcel #1 thence in an Easterly direction along the Southern boundary of the above-described Parcel #1 to the point of beginning. Note: Parcels 1, 2 and 3 described above are all located in Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.