

ENTERED FOR TAXATION
THIS 3 DAY OF Aug
[Signature]
AUDITOR
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DEPUTY AUDITOR

Document 2005 3651

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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	_____
RECORDED	_____
COMPARED	_____



WARRANTY DEED

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

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

\$103,000.00

Taxpayer Information: (Name and complete address)

Brian L. Wetzel and Tiffanie P. Wetzel
2337 Maple Lane
Winterset, IA 50273

Return Document To: (Name and complete address)

Security Settlement Services
2844 104th Street Suite B
Urbandale, IA 50322

Grantors:

Patrick L. Cook
Raye Delynne Cook

Grantees:

Brian L. Wetzel
Tiffanie P. Wetzel

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred three thousand
Dollar(s) and other valuable consideration,
Patrick L. Cook and Raye Delynn Cook, Husband and Wife

do hereby Convey to
Brian L. Wetzel and Tiffanie P. Wetzel

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, 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: July 27, 2005

This instrument was acknowledged before me on
by Patrick L. Cook and Raye Delynn Cook

Patrick L. Cook
Patrick L. Cook (Grantor)

Raye Delynn Cook
Raye Delynn Cook (Grantor)

Joan Welch
Notary Public

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

Addendum

1. Lot Five (5) in the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following portions thereof: (1) That part lying North of the Public Highway across the North end of said Lot Five 5; (2) That part lying and being West of the center of the main channel of the Middle River as the same flows through said Lot Five (5); (3) That part of Lot Five (5) lying West of the center of U.S. Highway No. 169 as now located and East of the main channel of Middle River; (4) A tract of land commencing at a point on the South line of said Lot Five (5), 45 rods West of the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), and running thence West along said South line to the Southwest corner of said Lot Five (5), thence North, 44 degrees East 38 rods and 19 links, thence North, 25 degrees East, 3 chains thence in a Southerly direction to the place of beginning; (5) A tract of land for highway described as follows: Commencing at the North Quarter corner of said Section Seven (7) and running thence West 586 feet, thence South, 16 degrees 44' East, 464.5 feet, thence South 4 degrees 54' East, 1096.3 feet to the point of beginning, thence South 65 degrees 24' East, 46.0 feet, thence South 4 degrees 54' East, 538.7 feet, thence West 80.4 feet, thence North, 4 degrees 54' West 583.3 feet, thence South, 65 degrees 24' East, 46.0 feet to the place of beginning; (6) That part of Lot Five (5) described as commencing at the North Quarter corner of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence West 586.0 feet to the centerline of U.S. Highway 169, thence South 16 degrees 44' East 464.5 feet, thence South 4 degrees 54' East along the centerline of U.S. Highway 169, 1683.9 feet to the Point of Beginning; thence North 87 degrees 06' East 293.5 feet to the centerline of a county road which is the East line of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7) thence North 0 degrees 46' East 183.0 feet along the said East line of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), thence North 0 degrees 46' East 183.0 feet along the said East line of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), thence South 87 degrees 06' West 311.6 feet to the centerline of said U.S. Highway 169, thence South 4 degrees 54' East along the centerline of said U.S. Highway 169 182.7 feet to the Point of Beginning containing 1.2683 acres including 0.1260 acres of county road right-of-way and 0.2097 acres of U.S. Highway 169 right-of-way.