

ENTERED FOR TAXATION  
THIS 8 DAY OF Sept 2005  
*Debbie Carlson*  
DEPUTY RECORDER

Document 2005 4354

Book 2005 Page 4354 Type 03 001 Pages 3  
Date 9/08/2005 Time 3:52 PM  
Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE 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)

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

**Taxpayer Information:** (Name and complete address)

Craig R. Briney and Heather J. Briney  
1951 Earlham Rd.  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

Jerrold B. Oliver  
PO BOX 230  
Winterset, IA 50273

**Grantors:**

Craig R. Briney  
Heather J. Briney

**Grantees:**

Craig R. Briney  
Heather J. Briney

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Craig R. Briney and Heather J. Briney

do hereby Convey to  
Craig R. Briney and Heather J. Briney

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

The consideration for this deed is less than \$500.00. Therefore no Declaration of Value or Ground  
Water 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: 9-08-05

This instrument was acknowledged before me on  
September 8, 2005  
by Craig R. Briney and Heather J. Briney

Craig R. Briney  
Craig R. Briney (Grantor)

Heather J. Briney  
Heather J. Briney (Grantor)

Carol Kiernan  
Notary Public

**CAROL KIERNAN**  
Commission Number 010892  
My Commission Expires  
February 18, 2009

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

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

#### LEGAL DESCRIPTION

Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East Quarter Corner of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 0°00'00" East along the East line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section 24, 33.00 feet to the Point of Beginning; thence North 0°00'00" East along the East line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section 24, 505.91 feet; thence South 89°37'35" West 661.47 feet; thence South 0°21'45" East, 503.19 feet; thence North 89°51'42" East along a line parallel to the South line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section 24, 658.28 feet to the Point of Beginning. Said parcel contains 7.643 acres, including 0.348 acres of County Road right-of-way.

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