

ENTERED FOR TAXATION
THIS 8 DAY OF 5-2006
Jane Welch
Deb Coakley
DEPUTY

Document 2006 1804

Book 2006 Page 1804 Type 03 001 Pages 2
Date 5/08/2006 Time 9:00 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$508.00
Rev Stamp# 194 DOV# 185

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPALED

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Official Form No. 101 - January 2006

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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

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

Address Tax Statement: Vickie Lyon, 8606 NW 121st St., Grimes, IA 50111



WARRANTY DEED

For the consideration of Three hundred eighteen thousand Dollar(s) and other valuable consideration,
Thomas E. Christensen and Deann S. Christensen, Husband and Wife

do hereby Convey to
Vickie Lyon

the following described real estate in Madison County, Iowa:

An undivided 40% interest in and to:

See Exhibit "A" attached.

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.

Dated: April 28, 2006

Thomas E. Christensen (Grantor)

Thomas E. Christensen

(Grantor)

Deann S. Christensen (Grantor)

Deann S. Christensen

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 28, 2006, by Thomas E. Christensen and Deann S. Christensen, Husband and Wife

Jerrold B. Oliver
Notary Public

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



EXHIBIT "A"

Parcel "A", located in the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 557 on March 28, 1995 in the Office of the Recorder of Madison County, Iowa,

AND

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except Parcel "A" located in the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section 1, Township 75 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Section 1, T75N, R28W of the 5th P.M., Madison County, Iowa; thence, along the North line of the Northwest Quarter ($\frac{1}{4}$) of said Section 1, North $90^{\circ}00'00''$ East 570.87 feet; thence South $17^{\circ}53'47''$ West 307.33 feet; thence South $85^{\circ}33'23''$ West 127.73 feet; thence South $00^{\circ}20'56''$ West 467.65 feet; thence South $66^{\circ}55'35''$ West 373.83 feet to the West line of said Northwest Quarter ($\frac{1}{4}$); thence, along said West line, North $00^{\circ}08'38''$ West 916.52 feet to the Point of Beginning. Said Parcel "A" contains 7.904 acres, including 0.630 acres of road right of way,