

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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MCA
Return to Re/Max Real Estate Group, 6600 University Ave., Des Moines, IA 50311

Preparer

Information Larry L. Tuel #005633, 6600 University, Des Moines, IA 50311-16931, (515) 271-7766

Individual's Name Street Address City Phone

Tax Statement to: Joel W. Eline - 1620 Fieldstone Ave., Earlham, IA 50072

\$129,900.00

WARRANTY DEED -JOINT TENANCY

For the consideration of One & 00/100 Dollar and other valuable consideration Richard J. Neal and Lynete M. Neal, husband and wife, as joint tenants, do hereby convey to Joel W. Eline and Brenda G. Eline, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

A parcel of land in the Northeast Quarter (1/4) of the Northeast Fractional Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, described as follows, to-wit: Commencing at a point 926.13 feet, West of the Northeast Corner of Section One (1), thence continuing North 89°13'07" West 160.80 feet along the North line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section One (1), thence South 00°32'41" East 482.12 feet, thence North 89°13'07" West 231.61 feet to the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4), thence South 00°03'09" West 551.71 feet along said west line, thence East 401.64 feet, thence North 00°44'33" West 1,028.55 feet to the point of beginning, and containing 6.803 acres including 0.458 acres of county road right-of-way.



Property Address: 1620 Fieldstone Ave., Earlham, Iowa.

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: 10-04-06

Richard J. Neal
Richard J. Neal (Grantor)
Lynete M. Neal
Lynete M. Neal (Grantor)

STATE OF Iowa, POIK COUNTY, ss:

On this 4 day of October, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard J. Neal and Lynete M. Neal, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jennifer L. Hall
Notary Public