

Document 2006 5073

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Date 12/06/2006 Time 3:47 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 561 DOV# 548

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER ☒
RECORDED ☒
COUNTER ☐

\$55,000

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Official Form No. 103 - May 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: John Paul Muelhaupt and Karen Muelhaupt, 2701 South Woodridge, West Des Moines, IA 50265



WARRANTY DEED - JOINT TENANCY

For the consideration of Fifty-five thousand Dollar(s) and other valuable consideration,
Carl Christensen, a Single Person

do hereby Convey to
John Paul Muelhaupt and Karen Muelhaupt

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.

Dated: 12-2-2006

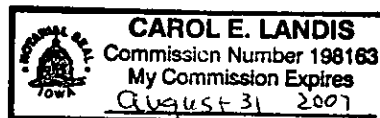
Carl Christensen
Carl Christensen

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 12-2-2006 by Carl Christensen, a Single Person



Carol E. Landis
Notary Public

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

Addendum



1. A tract of land described as follows, to-wit: Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running-thence East 10 chains to the public road, thence in a Southeasterly direction along said road to a point 20 rods West of the Southeast corner of said 40-acre tract, thence West along the South line of said Section five (5) chains to Middle River, thence North and West following the meanderings of said River to a point 3.25 chains South of the point of beginning, thence North to the point of beginning, containing 16 acres more or less, EXCEPT a parcel of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16), described as commencing at the Northwest Corner' of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16); thence N. 90°00'E. 340.00 feet along North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) to Point of Beginning; thence S. 23°52'E. 1,269.3 feet; thence N. 90°00'E. 130.0 feet to the centerline of a county road; thence N. 15°35'W. 1,205.0 feet along centerline of county road to the North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4); thence N. 90°00'W. 320.0 feet along North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) to Point of Beginning containing 5.995 Acres including 0.553 Acres of county road right of way. (Note: The North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa is assumed to bear due East and West,