

Document 2007 170

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Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$179.20

Rev Stamp# 17 DOV# 17

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

✓ **Preparer Information:** (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Morris D. Smith
1662 Fieldstone Avenue
Earlham, IA 50072

Return Document To: (Name and complete address)

Morris D. Smith
1662 Fieldstone Avenue
Earlham, IA 50072

Grantors:

Glenna J. Finney
Thomas L. Smith
Gertrude E. Smith

Grantees:

Morris D. Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents: 001813



WARRANTY DEED

For the consideration of One Hundred Twelve Thousand One Hundred Thirty-Six and 00/100 (\$112,136.00)
Dollar(s) and other valuable consideration,
Glenna J. Finney, a Single Person, and Thomas L. Smith and Gertrude E. Smith, Husband and Wife,

do hereby Convey to
Morris D. Smith

the following described real estate in Madison County, Iowa:

(Legal description is attached hereto as Exhibit A.)

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: December, 2006

This instrument was acknowledged before
me on December 31, 2006 by
Glenna J. Finney

Glenna J. Finney
Glenna J. Finney (Grantor)

Thomas L. Smith
Thomas L. Smith (Grantor)

Gertrude E. Smith
Gertrude E. Smith (Grantor)

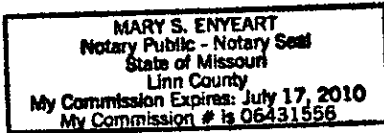
(Grantor)

Dean R. Nelson
Dean R. Nelson, Notary Public

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

STATE OF MISSOURI, COUNTY OF LINN

This instrument was acknowledged before me on December 29, 2006, by
Thomas L. Smith and Gertrude E. Smith



Mary S. Enyeart
_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

EXHIBIT A

An undivided two-thirds share of an undivided one-half interest in and to the following described real estate:

Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-Six (76) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa Except the South 539 Feet of the West 110 Feet thereof, and EXCEPT the tract legally described as follows:

Parcel "B" in the Southwest Quarter of Section 15, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of Section 15, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa thence South 89°06'32" West 110.00 feet along the South line of the Southwest Quarter of said Section 15 to the Point of Beginning; thence North 00°44'10" East 538.97 feet; thence South 89°41'53" East 508.17 feet; thence South 00°10'55" West 224.01 feet; thence North 89°37'52" East 916.00 feet; thence South 13°58'48" West 349.42 feet to a point on the South line of said Southwest Quarter; thence North 89°06'32" West 1346.10 feet to the Point of Beginning containing 12.97 acres including 1.14 acres of County Road right-of-way.