



REC \$ 5.⁰⁰
AUD \$ 5.⁰⁰
REAF. \$ 1.⁰⁰

FILED NO. 1766
BOOK 139 PAGE 731
98 OCT 26 PM 2: 32

COMPUTER
RECORDED
COMPARED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Hundred Thirty-five Thousand (\$135,000.00)
Dollar(s) and other valuable consideration, Charles Wayne Allen and Jo Ann Allen,
husband and wife,

do hereby Convey to Craig M. Jones and Lisa I. Jones, 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:

LEGAL DESCRIPTION:

Parcel "D" in the East Half of the Northeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence South 00°19'35" East 1141.59 feet along the West line of Northeast Quarter of the Northeast Quarter of said Section 18 to the Northerly right-of-way line of Madison County Road G-50; thence Southeasterly 245.49 feet along a 1778.88 foot radius curve concave Southwesterly with a 245.29 foot chord bearing South 54°23'25" East along said Northerly right-of-way; thence North 39°33'48" East 20.00 feet along said Northerly right-of-way; thence South 60°47'44" East 153.58 feet along said Northerly right-of-way; thence North 00°19'35" West 1371.38 feet to the North line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 85°27'00" West 346.00 feet to the Point of Beginning containing 10.007 acres.

Conveyance of above described real estate is subject to Sellers' retention of an easement 20 feet in width commencing at Southeast corner of above described property, thence westerly along the South line to and including the access driveway to county road G50 (St. Charles Road).

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 ss: _____ COUNTY,

Dated: October 13, 1998

On this 13 day of October, 1998, before me the undersigned, a Notary Public in and for said State, personally appeared Charles Wayne Allen and Jo Ann Allen,

Charles Wayne Allen
Charles Wayne Allen (Grantor)

Jo Ann Allen
Jo Ann Allen (Grantor)

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.

Michelle Utsler
Notary Public (Grantor)

(This form does not constitute acknowledgment for individual grantor(s) only)