



COMPUTER
RECORDED
INDEXED
FEE \$ 5.00
AND \$ 10.00
TOTAL \$ 15.00

FILED NO. **1983**
BOOK **139** PAGE **781**
98 NOV 12 PM 12:03
MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA
(515) 462-4912

Preparer Information: JOHN E. CASPER, 223 E. COURT AVENUE, P.O. BOX 67, WINTERSET, IOWA 50273-0067



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of SEVENTY THOUSAND FIVE HUNDRED EIGHTY-NINE AND NO/100 (70,589.00) Dollar(s) and other valuable consideration, DONALD J. LYNCH, a single person,

do hereby Convey to DAVID D. CALIGIURI and JANETTE J. CALIGIURI, 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:

Parcel "B", located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Two (2) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 86°27'43" West along the South line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), 1309.01 feet to the Southwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), thence North 00°38'47" East along the West line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), 1322.33 feet to the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11); thence North 11°00'57" West along the centerline of an unpaved County Road, 365.85 feet; thence North 87°31'04" East, 1377.72 feet to a point on the East line of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" West along the East line of the Southwest Quarter (1/4) of said Section Eleven (11), 338.00 feet to the South Quarter corner of said Section Two (2); thence South 00°38'47" West along the projection of an existing fence line which is the East line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eleven (11), 1322.33 feet to the Point of Beginning. Said parcel contains 50.421 acres, including 1.651 acres of County Road right-of-way.

This deed is in fulfillment of a real estate contract, dated September 1, 1998 and filed for record on August 28, 1998 in Book 139 at Page 500 in the Madison County Recorder's Office.

Transfer tax has been previously paid on \$35,000.00 pursuant to a Deed in partial fulfillment of the real estate contract, dated September 1, 1998 and filed for record on September 4, 1998 in Madison County Recorder's Office in Book 139 at Page 554.

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

Dated: November 12, 1998

MADISON COUNTY, SS:

On this 12 day of November, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared DONALD J. LYNCH

[Signature of Donald J. Lynch] DONALD J. LYNCH (Grantor)

(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.

(Grantor)

[Signature of Connie Harvey] CONNIE HARVEY Notary Public

(Grantor)

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

