

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

COMPUTER   
RECORDED   
COMPARED

FILED NO. 3144  
BOOK 141 PAGE 101

REC \$ 5.00  
AUD \$ 5.00  
H.N.E.R. 1.00

99 FEB -2 PH 2: 18

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
A. NEAL DAY and MARILYN M. DAY, Husband and Wife,

do hereby Convey to  
MORRIS HOWELL and BARBARA HOWELL,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

Parcel "A", located in the Northwest Quarter of the Southeast Quarter of Section 35, Township 77  
North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 35, Township 77 North, Range 28 West of the 5th P.M.,  
Madison County, Iowa; thence North 90°00'00" East, 312.73 feet along the North line of the  
Northwest Quarter of the Southeast Quarter of said Section 35 to the Point of Beginning; thence North  
90°00'00" East, 46.20 feet; thence South 2°02'58" West, 265.80 feet; thence South 87°00'00" West,  
38.36 feet, thence North 0°20'43" East, 267.65 feet to the Point of Beginning. Said Parcel contains  
0.259 acres, including 0.047 acres of County Road right-of-way

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater  
Statement is required.

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, MADISON SS:

Dated: Feb 1, 1999

On this 1 day of Feb,  
19 99, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
A. Neal Day and Marilyn M. Day

A Neal Day  
A. Neal Day (Grantor)

Marilyn M. Day  
Marilyn M. Day (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.

Jerrold B. Oliver

Notary Public

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



(Grantor)