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99 MAR 24 PM 1:43

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

MICHELLE UTSHER  
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 FIFTY-SIX THOUSAND  
Dollar(s) and other valuable consideration,  
A. NEAL DAY and MARILYN M. DAY, Husband and Wife,

do hereby Convey to  
IRA JONES, JR. and CHRIS JONES,

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" in the Southwest Quarter of Section 27, Township 77 North, Range 28 West of the 5th  
P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27,  
Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 00°52'02"  
East 210.05 feet along the West line of said Northwest Quarter of the Southwest Quarter which is the  
centerline of a County Road; thence North 89°13'38" East 409.00 feet; thence South 00°52'02" West  
319.81 feet to the centerline of a County Road; thence South 88°31'43" West 333.87 feet along said  
centerline; thence North 79°53'16" West 47.10 feet; thence North 35°16'34" West 48.75 feet to a point  
on the West line of the Southwest Quarter of the Southwest Quarter; thence North 00°52'02" East  
64.75 feet to the Point of Beginning containing 3.000 acres including 0.514 acres of County Road  
Right-of-Way

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:  
MADISON COUNTY,

Dated: 3-22-99

On this 22 day of MARCH  
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.

[Signature]  
Notary Public

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

