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REC \$ 5.00  
 AUD \$ 5.00  
 T.I.F. \$ 1.00

FILED NO. 5028  
 BOOK 141 PAGE 553  
 99 JUN 10 PM 2:52  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

This instrument prepared by and return to:  
 ROSS F. BARNETT, Attorney at Law, 520 - 35<sup>th</sup> St., Suite #100, Des Moines, Iowa 50312 Ph # (515) 274-6753

122,000

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One (\$1.00) and other valuable consideration, **Vince Proudfoot and Crystal Proudfoot, husband and wife**, do hereby Convey unto **Roy W. Yonce and Sallie P. Yonce, 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 "F" in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 450 on May 28, 1999 in the Office of the Madison County, Iowa Recorder. Locally known as 3001 Hickory Ridge Road, St. Charles, Iowa 50240.

Together with all of Sellers' right, title, and interest in and to an easement over and across the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West which is for the purpose of repairing, replacing, and maintaining the water system for the house on the premises conveyed and the right to utilize the water from a well located on such West Half (W 1/2) of Southwest Quarter (SW 1/4).

Grantors to 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 relinquish 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 OF MADISON )

Dated: June 9, 1999.

On this 9 day of June, 1999, before me the undersigned, a Notary Public in and for said State, personally appeared **Vince Proudfoot and Crystal Proudfoot, husband and wife**, 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.

*Vince Proudfoot*  
 \_\_\_\_\_  
 Vince Proudfoot

*Crystal Proudfoot*  
 \_\_\_\_\_  
 Crystal Proudfoot

*Ross F. Barnett*  
 \_\_\_\_\_  
 Notary Public in and for the State of Iowa