

**REAL ESTATE TRANSFER
TAX PAID** 24
STAMP #
\$ 66 40
Michelle Utsler
RECORDER
6-11-99 Madison
DATE COUNTY

REC \$ 10.00
AUD \$ 5.00
G.L.F. \$ 1.00

FILED NO. 5056

BOOK 141 PAGE 567

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COMPUTER
RECORDED
COMPALED

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FORTY-TWO THOUSAND AND NO/100-----(\$42,000.00)-----

Dollar(s) and other valuable consideration,

Thomas L. Marquart and Tracy J. Marquart, Husband and Wife,

do hereby Convey to

Gary Kiernan and Carol Kiernan

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

SEE DESCRIPTION ATTACHED

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: June 11, 1999

SS:

MADISON COUNTY,

On this 11th day of June,
19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas L. Marquart and Tracy J. Marquart

Thomas L. Marquart
Thomas L. Marquart (Grantor)

Tracy J. Marquart
Tracy J. Marquart (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.

Steven Warrington
Notary Public

(Grantor)

(Grantor)

(This form is to be kept by the grantor(s) only)



MARQUART/KIERNAN REAL ESTATE DESCRIPTION

A parcel of land in the southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the South Quarter corner of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison county, Iowa, thence along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said section on an assumed bearing of North 90°00'00" West a distance of 1388.04 feet; thence North 00°15'29" West 63.09 feet to the Southeast corner of Parcel "A" of plat filed in Plat Book 1, Page 92, Madison County Recorder's Office, and also being on the north right of Way line of Iowa Highway 92 and the Point of Beginning; thence continuing North 00°15'29" West 125.82 feet; thence South 88°49'26" West 109.14 feet; thence South 00°15'14" East 123.75 feet to aforesaid Right of Way line; thence North 89°54'35" East 109.14 feet to the Point of Beginning, containing 0.313 acres more or less, together with a 35 foot easement for ingress and egress abutting the west side of herein described parcel and together with an easement for a water line described as: Commencing at the south Quarter corner of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa; thence along the south line of the southwest Quarter (SW $\frac{1}{4}$) of said section on an assumed bearing of North 90°00'00" West a distance of 1388.04 feet; thence North 00°15'29" West 63.09 feet to the southeast corner of Parcel "A" of plat filed in Plat book 1, Page 92, Madison County Recorder's Office, and also being on the North right of Way line of Iowa Highway 92; thence South 89°54'35" West 109.14 feet; thence North 00°15'14" West 93.13 feet to the Point of Beginning; thence continuing North 00°15'14" East 30.62 feet; thence North 00°41'48" West 32.07 feet; thence North 88°51'07" East 15.00 feet; thence North 00°41'48" West 126.84 feet; thence North 89°43'42" West 35.00 feet; thence South 00°41'48" East 190.00 feet; thence North 90°00'00" East 19.76 feet to the Point of Beginning,