



FILED NO. **2811**

BOOK 136 PAGE 167

96 APR 15 PM 2:31

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information **Nolden Gentry, Attorney at Law, 550-39th Street #200, Des Moines, IA 50312**
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar (\$1.00)
Dollar(s) and other valuable consideration,
CHARLES L. MILLS, Single

do hereby Convey to
DEAN R. GREWELL and PHYLLIS C. GREWELL, Husband and Wife, as Joint
Tenants With Full Rights of Survivorship and Not as Tenants in Common

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

FOR LEGAL DESCRIPTION SEE EXHIBIT "A"
ATTACHED HERETO AND BY THIS REFERENCE
INCORPORATED HEREIN.

REC 10.00
AUD 5.00
R.M.F. 1.00

COMPUTER
RECORDED
CERTIFIED

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: April 13, 1996

ss: MADISON COUNTY,
On this 13 day of April,
19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared
Charles L. Mills, Single

Charles L. Mills
Charles L. Mills (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.

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

(Grantor)
(Grantor)
(Grantor)
(Grantor)

*Corrected deed 5-1-96
Deed Rec 136-198*

EXHIBIT "A"

Parcel "B" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th Principal Meridian, Madison County, Iowa, more precisely described as follows: Commencing at the Center of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence North $90^{\circ}00'00''$ East 718.70 feet along the South line of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2); thence North $00^{\circ}12'35''$ West 319.05 feet; thence North $90^{\circ}00'00''$ West 231.58 feet; thence South $01^{\circ}06'36''$ West 321.93 feet to the North line of the County Road Right-of-Way; thence North $89^{\circ}19'25''$ East 239.00 feet to the Point of Beginning, containing 1.731 Acres.