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BOOK 137 PAGE 144

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NICHELLE L. JENSEN
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Jerrold B. Oliver

P.O. Box 230

Winterset

462-3731

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Carroll D. Hayden and Helen K. Hayden, husband and wife

do hereby Convey to
Carroll D. Hayden and Helen K. Hayden

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

An undivided one-half interest in and to
23 1/4 acres South of road in Northeast Quarter (NE 1/4) of
Northeast Quarter (NE 1/4), except 1.50 acres off the
Southwest corner of Section 22, and the North Half (N 1/2)
of the Northwest Quarter (NW 1/4) of the Southwest Quarter
(SW 1/4), and 5.45 acres south of road in Northwest Quarter
(NW 1/4) of Northwest Quarter (NW 1/4) and the Southwest Quar-
ter (SW 1/4) of Northwest Quarter (NW 1/4), all in Section 23,
and all the above described land lying in Township 75
North, Range 26 West of the 5th P.M., containing 84 acres,
more or less.

An undivided one-half interest in and to
All that part of
the Northeast Quarter (1/4) of Section Twenty-two (22), lying and being
South and East of the Right of Way of the Chicago Great Western Railroad
Company and North and East of South Clanton Creek as the same flows
through said quarter section; also the West Half (1/2) of the Northwest
Quarter (1/4) of Section Twenty-three (23), all in Township Seventy-four
(74) North, of Range Twenty-seven (27) West of the 5th P.M., Madison
County, Iowa, containing in all 183 acres, more or less.

This deed is between a husband and wife and 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

Dated: January 8, 1997

MADISON COUNTY,

On this 8 day of January
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Carroll D. Hayden and Helen K.
Hayden

X Carroll D. Hayden
Carroll D. Hayden (Grantor)

Helen K. Hayden
Helen K. Hayden (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.

(Grantor)

Jerrold B. Oliver
Notary Public

Jerrold B. Oliver
MY COMMISSION EXPIRES
August 27, 1997 (Grantor)

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