

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA# 04132

Jordan, Oliver & Walters, P.C.
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

COMPUTER
RECORDED
COMPARED

FILED NO. 2271
BOOK 61 PAGE 564

REC 5
AUG 5
R.M.F. 1

97 FEB 26 PM 4:07

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
462-3731

Preparer
Information

Jerrold B. Oliver
Individual's Name

P.O. Box 230
Street Address

Winterset
City

462-3731
Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Merl L. Kerns and Ann Kerns, husband and wife

do hereby Convey to
Merl L. Kerns and Ann Kerns

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

Commencing at a point Sixty 60 rods West of the Northeast corner of the
Northeast Quarter of the Northeast Quarter of Section Sixteen (16) in Township
Seventy-four (74) North, of Range Twenty-nine (29) West of the Fifth P.M., and
running thence West Twelve (12) rods, thence South Twenty-four (24) rods,
thence East Twelve (12) rods, thence North Twenty-four (24) rods to the place
of beginning.

AND

A tract of real estate bounded by and included within a line running as
follows: Commencing at a point 55 rods West of the Northeast corner of Section
16, Township 74 North, Range 29 West of the 5th P.M., and running thence West
5 rods, thence South 14 rods and 11 1/2 feet, thence East 5 rods, thence North 14
rods and 11 1/2 feet, to the place of beginning; and also a tract of real estate
bounded by and included within a line running as follows: Commencing at a
point 55 rods West and 14 rods and 11 1/2 feet South of the Northeast corner of
Section 16, Township 74 North, Range 29 West of the 5th P.M., and running
thence West 5 rods, thence South 9 rods and 5 feet thence East 5 rods, thence
North 9 rods and 5 feet, to the place of beginning; all in Section 16,
Township 74 North, Range 29 West of the 5th P.M.

EXCEPT

Commencing at a point 1072 feet west of the Northeast corner of the Northeast
Quarter (1/4) Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-
four (74) North, Range Twenty-nine (29) thence West 116 feet, thence South 396
feet, thence east 198 feet thence north 268 feet, thence west 82 feet, thence
north 128 feet to the point of beginning.

This deed is between a husband and wife. 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, ss:

Dated: February 25, 1997

MADISON COUNTY,
On this 25th day of February,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Merl L. Kerns and Ann Kerns

Merl L. Kerns
Merl L. Kerns (Grantor)

Ann Kerns
Ann Kerns (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

(Grantor)

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

